

Escarpment Proposals go to Municipalities

The Niagara Escarpment Commission has unveiled its Preliminary Proposals to preserve the natural environment of the Niagara Escarpment Area and is inviting 55 municipalities to contribute their ideas before a proposed Plan is drafted and reviewed at future

formal hearings.

The Niagara Escarpment Planning Area stretches 450 miles from Niagara Falls to Tobermory, varies in width from one to fifteen miles, and covers 1.3 million acres.

The mandate of the Commission is to prepare a plan that will maintain the

Escarpment and land in its vicinity as a continuous natural environment.

The Niagara Escarpment Planning and Development Act specifies that development in the Planning Area should be compatible with that natural environment

Commission Chairman Ivor McMullin said the Preliminary Proposals document was "written specifically to assist in obtaining input from municipalities" as required under the Act.

Comment on the Proposals is also to be sought from the

general public, the Commission's two Advisory Committees and various Provincial Ministries.

"These discussions are imperative before the Niagara Escarpment Plan is finalized," Mr. McMullin said, "not only because the

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Escarpment
Commission

NEWS

WINTER, 1978

Letter from Chairman



out in the papers are those felt appropriate by the Commission on the basis of the facts known to them at this time. It is fully realized, however, that these Proposals have been reached without intensive discussions with municipalities and the general public. These discussions are necessary before the Niagara Escarpment Plan is finalized because such input, in terms of constructive criticism, expression of consequences, definition of inconsistencies and many other matters, is imperative if the Plan is to work well.

The Preliminary Proposals are written primarily to secure reactions from municipalities. The discussions which will be held with municipalities over the next several months are not the only opportunity municipalities will have to make their thoughts known but the Commission is most anxious to obtain municipal reactions at the earliest possible date to permit the Commission to continue with the preparation of the proposed Plan.

The Commission feels that the general public must be given an opportunity to review these Preliminary Proposals and to make comments, should they wish to do so, and will make arrangements to provide copies at convenient locations within the Planning Area for this to happen. The method of meeting with the public will be mainly in the form of drop-in centres.

It must be emphasized that this will not be the only or even the primary opportunity for general public examination and response to the Plan as other opportunities will present themselves. The next

Commission Invites Planning Input

This tabloid contains the Niagara Escarpment Commission's Preliminary Proposals for a plan to preserve and maintain the Niagara Escarpment and lands in its vicinity substantially as a continuous natural environment, and to ensure that only such development occurs as is compatible with that natural environment.

The Preliminary Proposals are essentially discussion papers designed to obtain input from a wide range of sources before a formal proposed Plan is prepared.

Because of its statutory responsibilities, the Commission will be meeting first with the numerous municipal councils affected by the Proposals, the provincial ministries and the two Advisory Committees. Later, the Commission will also have meetings with the public.

Copies of the Preliminary Pro...

(including Schedule A and B maps) and resource material may be examined at the offices of the Commission in Georgetown, Clarksburg and Grimsby. Copies of the Proposals will also be available for examination at most municipal offices and public libraries within the Planning Area.

Individuals and groups wishing to make comments about the Proposals may do so by communicating with their municipal council which will be making comments to the Commission. Alternatively, any comments may be made directly to:

Mr. Ivor McMullin, Chairman
Niagara Escarpment Commission
232 Guelph Street
Georgetown, Ontario L7G 4B1

Additional information can be secured by telephoning collect the Commission's Information Officer in Georgetown at (416) 7-5191.



Why all the fuss about preserving Escarpment?

The Niagara Escarpment.

What is it?

And why all the fuss about trying to preserve it?

It doesn't take a scientist to recognize that this thing, this spine or rock that travels from New York State up into Ontario, from Niagara Falls to the Bruce Peninsula, under Lake Huron and into Michigan, this "prominent and distinctive landform", is unique and special.

In some places it soars 800 feet high. In other places, it disappears underground and under water.

It's been described as a "rich mosaic of forests, cliffs, hills, waterfalls, scenic views, unusual rock formations, and interesting plant and animal life."

Composed of rock strata dating back nearly 450 million years, the Escarpment is a geological feature that follows the outer rim of a depression in the earth's crust that once contained a shallow warm sea, the

centre of which is now the State of Michigan.

Along the face of the Escarpment today can be distinguished the various layers of fossil-filled sedimentary rocks that form a unique record of early marine life on this planet.

Native village sites and camps — some of which date back 11,000 years — give us a glimpse of life among the early inhabitants of the Escarpment area.

Early vestiges of European activity are also richly represented throughout the Planning Area.

In the Dundas Valley and the Niagara Peninsula, some of the earliest areas to be settled in Ontario, visitors can explore War of 1812 battlefields or the stately houses and fine barns which reveal the more peaceful side of pioneer life.

Because the Escarpment form a major topographic divide, the headwaters of many

The Preliminary Proposals: Background

Awareness of a growing public and government concern about the future environmental character of the Escarpment led the Province, in 1967, to establish the Niagara Escarpment Study under the direction of Professor L.O. Gertler.

The following year Professor Gertler reported his findings and made specific recommendations to the Province on steps to be taken to preserve the Escarpment, the establishment of a park system, a plan of action on the extraction industry, and the administration and financing of the program.

As a direct result of this Study, government action took place on several fronts: —The Escarpment became an area of special emphasis for the Provincial acquisition program;

—a number of municipalities incorporated Escarpment preservation measures ("Special Policy Areas") in their official plans;

—The Niagara Escarpment Protection Act was passed in 1970 and The Pits and Quarries Control Act in 1971; and

—In 1970 subdivision control areas were defined by the Province in 11 municipalities not previously having enacted such regulations.

In 1972 the Province set up an Inter-Ministerial Committee, the Niagara Escarpment Task Force, to consider ways and means of translating the Gertler recommendations into a program of Provincial action.

The Task Force report "To Save the Escarpment—December 1972" led to the passage of The Niagara Escarpment Planning and Development Act, 1973, and the issuance of a government policy paper on the Niagara Escarpment in June, 1973.

The Niagara Escarpment Planning and Development Act provided, among other things, for the establishment

of a Niagara Escarpment Commission charged with the responsibility of preparing a plan for the Niagara Escarpment Planning Area.

The Commission, established late in 1973, was composed of seventeen members, nine representative of the public-at-large and one representative nominated by each of the eight counties and regional municipalities within the Planning Area. (Counties of Bruce, Grey, Dufferin and Simcoe; Regional Municipalities of Niagara, Hamilton-Wentworth, Peel and Halton).

The Planning Area designated under the Act in 1973 and subsequently modified stretches from Niagara Falls to Tobermory, covers in excess of 0.5 million hectares (approximately 1.3 million acres), and varies in width from 1.6 km. — 24.2 km. (approximately 1-15 miles).

Goals and Objectives

The purpose of The Niagara Escarpment Planning and Development Act, as expressed in Section 2, is to:

provide for the maintenance of the Niagara Escarpment and land in its vicinity substantially as a continuous natural environment, and to ensure only such development occurs as is compatible with that natural environment."

Section 8 of the Act specifies the objectives to be sought by the Commission in preparing a Plan for the Planning Area:

(a) to protect unique ecologic and historic areas; (b) to maintain and enhance the quality and character of natural streams and water supplies; (c) to provide adequate opportunities for outdoor recreation; (d) to maintain and enhance

the open landscape character of the Niagara Escarpment, as far as possible, by such means as compatible farming or forestry and by preserving the natural scenery;

(e) to ensure that all new development is compatible with the purpose of this Act as expressed in Section 2;

(f) to provide for adequate public access to the Niagara Escarpment;

(g) to support municipalities within the Niagara Escarpment Planning Area in their exercise of the planning functions conferred upon them by The Planning Act.

Section 9 of the Act lists policies which may be contained in the Plan:

(a) policies for the economic, social and physical development of the Niagara Escarpment Planning Area in respect of

(i) the management of land and water resources; (ii) the general distribution and density of population;

(iii) the general location of industry and commerce, the identification of major land use areas and open space and the policies in regard to the acquisition of lands;

(iv) the control of all forms of pollution of the natural environment;

(v) the general location and development of major servicing, communication and transportation systems;

(vi) the development and maintenance of educational, cultural, recreational, health and other social facilities;

(vii) such other matters as are, in the opinion of the Minister, advisable;

(b) policies relating to the financing and programming of public development projects and capital works;

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Organization of Plan

Basic Designations

The total Planning Area excluding Indian Reserves, is divided into the following classifications, called Basic Designations: 1. Forest Areas 2. General Rural Areas 3. Lakeshore Areas 4. Lakeshore Residential Areas 5. Mineral Resource Areas 6. Scarp Areas 7. Scenic Drives 8. Bruce Trail 9. Special Areas 10. Special and Mixed Agriculture Areas 11. Urban Areas (Existing 1974)

With the exception of Urban Areas and Special Areas, the above designations have been

defined on the basis of studies of existing land use, natural characteristics and capacity of lands to support a particular range of land use activities in the future which are consistent with the goals and objectives expressed in The Niagara Escarpment Planning and Development Act and in these Preliminary Proposals.

The Urban Areas Designation is based upon the existing use of land for urban purposes in 1974.

The Special Areas Designation is composed of several portions of Grey and Bruce Counties for which

official plans have recently been approved by the Minister of Housing.

The objectives to be sought in the development of the various Basic Designations, the uses to be permitted and the conditions to be satisfied by a use before it is established, are set out in the appropriate proposed policy paper.

The approximate extent in hectares (acres) of the Basic Designations (except the Bruce Trail and Scenic Drives) and percentage of the Planning Area occupied are shown in the following table:

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12 Step Program to Complete Plan

Target dates for completion of the Niagara Escarpment Plan were outlined recently by Niagara Escarpment Commission Chairman Ivor McMullin.

Mr. McMullin said the Preliminary Proposals released on February 14 will form the basis for consultation with 55 municipalities affected by the Proposals, the Commission's Advisory Committees, Provincial Ministries and the general public over the next three or four months.

"During this time the Commission intends," Mr. McMullin said, "to provide opportunities for the general public to examine the Proposals and to ask questions at drop-in centres located at various points throughout the Planning Area. These drop-in centres will be attended by Commission members and staff. In addition, information centres have been established at the offices of the Commission at Georgetown, Clarksburg and Grimsby."

Proposed Plan

"The revision of the Preliminary Proposals based upon these extensive consultations and responses, and the preparation of the proposed Plan required by The Niagara Escarpment Planning and Development Act should be completed, if all goes as planned, next Fall."

Legislation requires that when the proposed Plan is

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FLOW CHART NIAGARA ESCARPMENT DEVELOPMENT PLAN PREPARATION & APPROVAL

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Revision of "Preliminary Proposals" Leading to Proposed Plan	(4)
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Ontario

Niagara Escarpment Commission Preliminary Proposals in preparation of The Niagara Escarpment Plan

Preliminary Proposals: Forest Areas

Area of Application

The following objectives and policies apply to the Forest Areas shown on Schedule A Maps.

A Forest Area may be replaced by a Special or Mixed Agriculture Area under the following conditions:

(a) where it can be shown by means of a study, the results of which are acceptable to the Ministry of Agriculture and Food, that the land has the capability to produce special crops or a minimum soil capability for agriculture equivalent to Class 3;

(b) that the redesignated land meets the approval of the body responsible for the administration of the Plan, and will be subject to the Special or Mixed Agriculture Areas policies as appropriate and all general policies of this Plan.

Objectives

1. to designate as Forest Areas all presently forested land best suited for the production of forest products;

2. to maintain and enhance woodland wildlife habitat by proper management or protection of forests;

3. to provide for recreational opportunities that are primarily orientated towards woodland settings;

4. to minimize the problems of wind erosion, snow drifting and frost damage to crops on adjacent farmland;

5. to maintain and enhance landscape quality;

6. to maintain and enhance water resources through the protection supplied by a forest cover.

Policies

PERMITTED USES

1. Within Forest Areas permitted uses shall be subject to the policies pertaining to General Water Resources, General Recreation and General Transportation and Utilities.

2. The accomplishment of the above objectives, particularly in the areas of continuous forest cover less than several hundred acres in extent, requires extreme care in the determination of the nature, location and intensity of uses permitted within

the designation. In these smaller areas development shall be generally limited to forestry non-intensive recreation and activities accessory and incidental to these activities.

3. In the larger designated areas the range of activities may be extended, while still maintaining the dominance of

recreation (including overnight accommodation and service establishments) may be permitted provided that:

(a) it can be demonstrated to the satisfaction of the approving agency that development at such location is essential to and dependent upon recreational uses;

wayside pits and transportation and utility facilities shall be permitted also throughout the Forest Area in accordance with the conditions of this policy.

Forestry

5. The harvesting of wood products shall be allowed,

to time.

6. Forest management should be carried out under the supervision of a qualified forester from either the public or private sector in order to:

(a) maximize long-term production of timber;

(b) improve the habitat for woodland wildlife;

(c) maintain a pleasing visual effect;

(d) reduce the disruption of the natural forest environment.

7. The Provincial Government shall support the establishment and improvement of municipal tree-cutting by-laws to ensure that the objectives of this Plan are met.

8. The Ministry of Natural Resources will assist in management programs to enhance the scenic qualities of the landscape by creating a more diversified and varied forest setting, particularly hardwood.

9. The Ministry of Natural Resources, Conservation Authorities and other interested agencies will be encouraged to provide information to landowners wishing to improve their forest management practices.

10. Woodland improvements shall be encouraged, not only for purposes of timber production but also for purposes of enhancing the environment through such means as erosion and siltation control, improvements to the wildlife habitat and scenic amenities.

11. The elimination of domestic grazing on land under forest cover will be encouraged.

Recreation

12. The Provincial Government shall encourage private landowners to permit the public use of their lands for specified recreational purposes by special agreements as provided for in the General Recreation policy of this Plan.

13. Where recreation-related commercial uses are permitted under policy 3 above they shall be subject to a zoning by-law amendment which shall ensure that the proposed development:

(a) utilizes, wherever possible, those lands least suited for present and future agricultural development;

(b) will be located on a lot of

Forest Areas - Background Data

Type of Designation

The proposed policy paper applies to the "Basic" designation shown on Schedule A Maps by a solid bright green colour.

Extent of Designation

COUNTY-REGIONAL MUNICIPALITY	EXTENT OF "FOREST AREAS"		DESIGNATION AS PER CENT OF CO.-R.M. WITHIN PLANNING AREA
	Hectares	Acres	
Co. of Bruce	38,700	95,600	36.6
Co. of Dufferin	16,200	40,000	30.3
Co. of Grey	44,900	110,900	30.0
Co. of Simcoe	5,900	14,700	23.1
R.M. of Halton	7,400	18,200	25.0
R.M. of Hamilton-Wentworth	2,000	5,000	5.5
R.M. of Niagara	11,000	27,300	14.2
R.M. of Peel	5,700	14,100	18.3
TOTAL PLANNING AREA	131,800	325,800	25.8

NOTES: Figures are approximate.

Figures for Bruce Co. exclude Indian Reserves.

Criteria for Designation

The designation aims to identify lands presently forested or reverting to forest. This is with a view to retaining the benefits of forested areas. The lands designated generally have a medium to high potential capability for timber production.

In general, land is included in the designation if it satisfied all of the following criteria:

1. existing forests containing stands of upland hardwood, lowland hardwood, conifers, mixed woods, cedar swamps, plantations, transition land or wood pasture as defined on the vegetation cover maps, F.F. Slaney and Company;

2. existing forests on lands described by the Ontario Land Inventory as having a timber use capability classes 1-4. (The classification is based on the inherent capability of the soil for the production of timber and takes into account also

climate and landform. The Ministry of Natural Resources considers classes 1 and 2 as having high capability and classes 3 and 4 as having medium capability for timber production);

3. existing forests forming continuous areas of 40 hectares (approx. 100 acres) or more or, in close proximity to the Scarps Areas, 8 hectares (approx. 20 acres) or more. Boundaries have been generalized and include small areas of non-forested land where they comprise part of a large forested unit.

Lands complying with the above criteria are not designated if they qualify also for inclusion in other Basic designations as follows: Mineral Resource Areas (licensed portions), Scarps Areas, Urban Areas (existing 1974), Special Areas, Lakeshore Areas and Lakeshore Residential Areas.

the forest cover in quantitative and visual appearance terms. In the larger areas, in addition to the uses mentioned in Policy 2, intensive recreation and commercial activities related to

(b) the development is of a small scale, capable of being sustained by private services and compatible with the objectives expressed in this policy.

(c) limited residential use,

subject to good wildlife management and good forest management practices in accordance with the guidelines which are issued by the Ministry of Natural Resources from time

Preliminary Proposals: Mineral Resource Areas

Area of Application

The following objectives and policies apply to the Mineral Resource Areas shown on Schedule A Maps.

Objectives

1. To identify and establish Mineral Resource Areas containing commercially exploitable mineral aggregates (primarily sand, gravel, shales and stone), the extraction of which would cause the least possible environmental and social disruption and without creating a nuisance in law; and would be compatible under appropriate controls with the purpose of the Niagara Escarpment Planning and Development Act;

2. To provide for the restoration and appropriate after-use of Mineral Resource Areas when extraction has taken place;

3. To provide for the relocation of mineral extraction operations where continued activity is not desirable;

4. To assure a supply of minerals and aggregates from within the Niagara Escarpment Planning Area within a framework of controls which recognizes:

(a) the inability of the Niagara Escarpment to supply excessive quantities of mineral and aggregate material without unacceptable environmental and social disruption;

(b) provincial responsibility to ensure sound management of natural resources and also to protect the physical and social environment;

(c) municipal responsibility to administer and regulate detailed land use policies at the local level, having regard to protection of the physical and social environment;

*The Commission considers it important that the precise level of municipal responsibility be established.

(d) the necessity of providing for adequate incentives and safeguards to ensure that the progressive rehabilitation and compatible after-use of extractive sites is accomplished.

5. To establish an integrated administrative procedure for the controls and regulation of mineral resource extraction operations.

6. To minimize environmental disruption and land use conflicts associated with the traditional methods of extraction and processing and to promote alternative approaches where this appears to be appropriate.

7. To minimize environmental disruption and land use conflicts associated with the distribution of minerals and aggregates and to promote alternative transportation modes where this appears to be appropriate.

8. To provide for the rehabilitation of abandoned pits and quarries.

Policies

PERMITTED USES

1. Within Mineral Resource Areas, permitted uses shall be subject to the policies pertaining to General Water Resources, General Recreation and General Transportation and Utilities.

2. New mineral extraction (underground mines, pits and quarries and wayside pits) may be permitted in the designated

Mineral Resource Areas subject to the policies contained in this Plan and to the issuance of a licence or permit under the Pits and Quarries Control Act as may be amended from time to time or under any successive and/or related legislation...

3. Except as provided in policy 8 below, existing mineral extraction may continue within presently licensed areas.

4. Uses permitted in a General Rural Area may be permitted also in a Mineral Resource Area on which there is no existing licence as an alternative to mineral ex-

7. Additional Mineral Resource Areas provided for under policy 6 shall be subject to the same policies as apply to other Mineral Resource Areas except that mineral extraction by means of underground mining only may be permitted and that the authority having jurisdiction shall ensure that sufficient additional information is provided to permit an adequate assessment of the potential environmental impact of a proposed underground mine.

Non-Conforming Licences Areas

8. In those parts of existing

may be amended from time to time or any successive and/or related legislation or regulations and any provision of these policies shall prevail.

11. An application for approval to operate an open pit, quarry, or underground mine shall be made in the first instance to the municipal or county council having jurisdiction and all subsequent references to municipal council or municipality in the proposed policy paper for Mineral Resource Areas should be read as local municipal council or

(a) approve the application and plans as submitted or with such modifications as it deems appropriate; or

(b) refuse the application stating the reasons for refusal and indicating the procedures and conditions under which the matter may be reconsidered or appealed to the Ontario Municipal Board or such other authority as may be established for the purpose; or

(c) defer its decision for a specified period with the consent of the applicant.

14. The approval of an application and plans by resolution of council shall be valid until December 31st in the year of approval.

15. Every approved application shall be the subject of an agreement between the county or the municipality and the owner of the site of the extraction operations pertaining to:

(a) the permitted hours of operation including trucking activity;

(b) noise, vibration, dust and odour abatement procedures;

(c) the location of buildings, plant and stockpiles particularly in relation to the boundaries of the site;

(d) quantities and rate of extraction, topsoil storage, screening, preservation of any historic sites or significant wildlife areas and measures to be taken to maintain the quality and quantity of surface and ground waters;

(e) such other matters as the municipality or county council may deem appropriate and necessary.

16. To ensure compliance with the approved operation and rehabilitation plans the owner and the county or the municipality shall also enter into agreement providing:

(a) that the pit, quarry or mine is rehabilitated in accordance with the phased plans and specifications approved by the municipal or county council within the time periods specified;

(b) that the owner will post a performance bond or letter of credit in the amount specified by a resolution of the municipal or county council;

(c) that in the event the owner fails to comply with the terms and conditions of council's approval any necessary works may be carried out by the county or municipality and charged against the bond or letter of credit or the land;

(d) that the undertaking shall be in the form of a covenant running with the land and binding upon the owner, his heirs, successors and assigns;

(e) that access to the site is permitted during normal working hours by any person designated from time to time by the county or the municipality having jurisdiction;

(f) that rehabilitation shall continue in the event of a temporary or permanent cessation of operations.

17. Existing licences shall be valid for a period of one year only from the date of provincial acceptance of the Plan for the Niagara Escarpment Planning Area and the new licence must be subject to the application procedure prescribed by this policy except that any appeal from a decision of the municipal

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Preliminary Proposals: Scenic Drives

Area of Application

The following objectives and policies apply to Scenic Drives shown on Schedule A Maps.

Objectives

1. To provide a leisurely and enjoyable recreational driving experience for local residents, tourists and vacationers.

2. To provide an opportunity to view some of the scenic amenities (natural and historic) of the Niagara Escarpment Planning Area.

3. To ensure that the development of Scenic Drives is compatible with, and does not have an adverse impact on the scenic and/or environmental quality of the Niagara Escarpment Planning Area.

Policies

New Construction

1. New Scenic Drives, derived from the Bruce Peninsula Official Plan, will be permitted provided that:

(a) development does not precede the full acquisition of

Scenic Drives - Background Data

Type of Designation

The proposed policy paper applies to the "Basic" designation shown on Schedule A

Extent of Designation

COUNTY-REGIONAL MUNICIPALITY

Co. of Bruce
Co. of Dufferin
Co. of Grey
Co. of Simcoe
R.M. of Halton
R.M. of Hamilton-Wentworth
R.M. of Niagara
R.M. of Peel

TOTAL PLANNING AREA

NOTES: Figures are approximate.

Scenic Drives in Bruce County include 35 km (22 miles) of proposed new road construction as indicated on Schedule A.

Criteria for Designation

The intent of the designation is to identify a Scenic Drives system providing access to the scenic resources of the Planning Area and using routes suitable for low speed recreational driving.

Outside Bruce County existing roads were included in the designation if they satisfied the following criteria:

1. designed for low speed travel and suitable for use primarily in good weather conditions;

Maps by a solid red line. It does not apply to the Shared Routes (shown on Schedule A by a broken red line) which only indicate where high speed highways provide essential links in the Scenic Drives system.

LENGTH OF "SCENIC DRIVES"

Km	Miles
116	73
77	48
269	167
47	29
84	52
29	18
117	72
50	31
754	468

those areas designated as Provincial Acquisition Areas through which the proposed route travels;

(b) the specific route location shall be determined, to the satisfaction of the body responsible for the administration of the Plan, so as to meet the Scenic Drive objectives above;

(c) the travelled portion of the new route does not exceed two lanes;

(d) the road is designed to accommodate low speed travel commensurate with objective 1;

(e) the number of access points will be kept to a minimum, preferably on existing publicly-maintained thoroughfares;

(f) the new route complies with policies 4 to 10 inclusive.

Existing Roads

2. Improvements to a Scenic Drive route shall be limited to construction maintenance and drainage of the road and alterations to the grade or widening of the travelled surface shall be avoided wherever

continued on page 19-B

Preliminary Proposals: Bruce Trail

Area of Application

The following objectives and policies apply to the Bruce Trail, the approximate location of which is shown on Schedule A Maps.

Optimum Route

Description

The optimum Route is composed of:

(a) the Footpath which consists of the travelled portion of the route and varies in width to a maximum of four feet;

(b) the Trailway which is a linear zone enclosing the Footpath varying in width to recognize local circumstances. A width of 18 metres (approx. 60 feet) will normally be used. This width is considered adequate to accommodate realignments of the Footpath in order that over-used or damaged portions may be rehabilitated out of view. The Trailway will also permit hikers to step off the Footpath for a limited distance to observe or photograph plants or wildlife while affording a necessary buffer to avoid trespassing on adjacent private lands;

and incorporates:

(a) the main trail which will be continuous from Queenston Heights to Tobermory;

(b) alternative trails which are extensions forming large loops in conjunction with the main trail. The length of alternative trails is such that more than four hours of walking time will be required for completion. The alternative trails will serve one or more of the following purposes: alleviate pressure on the main trail, provide a different type of hiking challenge, provide access to outstanding features of in-

Bruce Trail - Background Data

Type of Designation

The proposed policy paper applies to the "Basic" designation shown on Schedule A Maps by a dotted black line.

Extent of Designation

TRAIL SECTION

Queenston - Winona
Winona - Burlington
Burlington - Orangeville
Orangeville - Simcoe-Dufferin Line
Simcoe-Dufferin Line - Owen Sound
Owen Sound - Tobermory

TOTAL QUEENSTON-TOBERMORY

NOTE: Figures are approximate

Criteria for Designation

The designation aims to identify the approximate location of the Optimum Route for the Bruce Trail.

The approximate location of the Optimum Route was selected under the guidance of the Bruce Trail Steering Committee composed of representatives from the Bruce Trail Association, the Ministry of Natural Resources and the Commission. The selected route was defined as the most favourable alignment:

(1) providing a prime experience for hiking and, where possible, for snowshoeing and cross-country skiing;

(2) providing exposure to a diversity of natural and cultural landscapes to engender a greater understanding and appreciation of the Escarpment and its environs;

(3) providing access for associated activities such as landscape and nature appreciation, photography and observing features of historic or natural interest,

LENGTH OF PROPOSED "BRUCE TRAIL"

Total p.c. on land which is now

Km	Miles	Private	Public	Indian Reserves
103	64	57.0	43.0	—
76	47	68.2	31.8	—
106	66	65.6	34.4	—
106	66	71.9	28.1	—
209	130	78.7	21.3	—
240	149	58.8	41.2	9.0
840	522	66.9	33.1	2.6

particularly within relatively undisturbed natural or rustic settings;

(4) minimizing the impact of the footpath on the natural environment and ensuring the protection of unique or sensitive ecological areas;

(5) minimizing conflicts with adjacent land uses to protect the interests of private landowners.

The result of the Steering Committee's work was a recommendation, which the Commission has accepted for the time being, of a proposed Optimum Route for the Bruce Trail. This is the route shown on Schedule A. As no agreements have been reached with landowners for a large proportion of this Optimum Route, it represents only that approximate route that would be most desirable from the point of view of Trail-users. Where the actual route of the Bruce Trail will be in future will depend on what arrangements can be made with the landowners concerned.

terest and provide a circuit for hiking trips of several days duration to relieve pressure on crowded sections elsewhere;

(c) loop trails which consist of short secondary side extensions returning to the main trail at or near their point of departure.

The loop trails will serve one or more of the following purposes: alleviate pressure on the main trail, provide access to outstanding features of interest, provide pleasant hiking in locations near built-up areas, parks and Conservation Areas;

(d) access trails which are short trails providing access to the main trail or short extensions intended to provide access to water supplies, camping areas, scenic viewpoints, parking areas and outstanding features.

(e) access trails which are short trails providing access to the main trail or short extensions intended to provide access to water supplies, camping areas, scenic viewpoints, parking areas and outstanding features.

(f) access trails which are short trails providing access to the main trail or short extensions intended to provide access to water supplies, camping areas, scenic viewpoints, parking areas and outstanding features.

(g) access trails which are short trails providing access to the main trail or short extensions intended to provide access to water supplies, camping areas, scenic viewpoints, parking areas and outstanding features.

(h) access trails which are short trails providing access to the main trail or short extensions intended to provide access to water supplies, camping areas, scenic viewpoints, parking areas and outstanding features.

(i) access trails which are short trails providing access to the main trail or short extensions intended to provide access to water supplies, camping areas, scenic viewpoints, parking areas and outstanding features.

(j) access trails which are short trails providing access to the main trail or short extensions intended to provide access to water supplies, camping areas, scenic viewpoints, parking areas and outstanding features.

(k) access trails which are short trails providing access to the main trail or short extensions intended to provide access to water supplies, camping areas, scenic viewpoints, parking areas and outstanding features.

(l) access trails which are short trails providing access to the main trail or short extensions intended to provide access to water supplies, camping areas, scenic viewpoints, parking areas and outstanding features.

(m) access trails which are short trails providing access to the main trail or short extensions intended to provide access to water supplies, camping areas, scenic viewpoints, parking areas and outstanding features.

(n) access trails which are short trails providing access to the main trail or short extensions intended to provide access to water supplies, camping areas, scenic viewpoints, parking areas and outstanding features.

(o) access trails which are short trails providing access to the main trail or short extensions intended to provide access to water supplies, camping areas, scenic viewpoints, parking areas and outstanding features.

(p) access trails which are short trails providing access to the main trail or short extensions intended to provide access to water supplies, camping areas, scenic viewpoints, parking areas and outstanding features.

(q) access trails which are short trails providing access to the main trail or short extensions intended to provide access to water supplies, camping areas, scenic viewpoints, parking areas and outstanding features.

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Preliminary Proposals: Scarp Area

Area of Application

The following objectives and policies apply to the Scarp Areas shown on Schedule A Maps.

Objectives

1. to ensure that the designated lands are permanently preserved as a continuous natural environment;
2. to maintain and enhance the scenic character of the Scarp Areas;
3. to provide adequate opportunities for outdoor recreation insofar as this is compatible with the preservation of the continuous natural environment and of the scenic character;
4. to provide for continuation of existing land use activities such as agriculture and forestry;
5. to encourage reforestation and conservation of the existing vegetation.

Policies

PERMITTED USES

1. Within the Scarp Areas permitted land uses shall be subject to policies pertaining to General Water Resources, General Recreation and General Transportation and Utilities.
2. Permitted uses in the Scarp Areas shall include recreation, forestry, agriculture and transportation and utility facilities provided that:
 - (a) new non-farm residential buildings shall not be permitted;
 - (b) farm-related residential buildings may be permitted where it can be demonstrated that no feasible alternative site exists on the farm;
 - (c) new non-residential buildings and structures may be permitted if they can be shown to be essential to the conduct of the permitted uses and provided that they comply with the other policies of the Scarp Areas;
 - (d) lots of less than 40 hectares (approx. 100 acres) shall not be created, except as permitted in policies 12 and 18.
3. Permitted recreational

Scarp Areas - Background Data

Type of Designation

The proposed policy paper applies to the "Basic" designation shown on Schedule A Maps by a solid orange colour.

Extent of Designation

COUNTY-REGIONAL MUNICIPALITY	EXTENT OF "SCARP AREAS"		DESIGNATION AS PER CENT OF CO.-R.M. WITHIN PLANNING AREA
	Hectares	Acres	
Co. of Bruce	1,900	4,800	1.8
Co. of Dufferin	2,400	5,800	4.5
Co. of Grey	6,000	16,200	4.4
Co. of Simcoe	800	2,100	3.1
R.M. of Halton	1,400	3,500	4.7
R.M. of Hamilton-Wentworth	1,300	3,300	3.5
R.M. of Niagara	1,300	3,100	1.6
R.M. of Peel	1,100	2,600	3.5
TOTAL PLANNING AREA	16,800	41,400	3.3

NOTES: Figures are approximate.

Figures for Bruce Co. exclude Indian Reserves.

Criteria for Designation

The designation aims to identify prominent surface slopes and buried portions of the face of the geological escarpment.

In general, land is included in the designation if it satisfies either of the following criteria:

1. the most prominent surface slope (from its highest point to the first major

break in slope and including, in places, secondary scarps and outcrops) related to the Lockport-Amabel, Guelph, Manitoulin or Whirlpool geological formations, or

2. where the geological formations are buried, weakly defined bedrock-related surface slopes and associated vegetation patterns.

uses in the Scarp Areas are:

- (a) trails for nature appreciation, hiking, cross-country skiing and horseback riding;
 - (b) other trails at a limited number of crossings approximately at right angles to the central axis of the Scarp Area;
 - (c) downhill skiing, summer slides and similar facilities;
 - (d) public and private parks.
4. Portions of public or private parks located within the Scarp Areas shall not be used for camping areas or trailer parks.

5. In addition to the provisions for development of recreational facilities contained in the General Recreation policy, the following conditions shall apply:
 - (a) car parks shall not be permitted to locate in the Scarp Areas;
 - (b) access routes to recreational facilities shall be so designed as to minimize environmental disruption and the impact on the visual outlook of the Scarp.
6. Encouragement shall be given to reforestation and to forest management carried out under the supervision of a qualified forester in order to extend and maintain the existing forest cover and to manage it so as to:
 - (a) improve the habitat for woodland wildlife;
 - (b) enhance the scenic quality of the landscape by introducing a variety of tree species (particularly hardwood species);
 - (c) improve erosion and siltation control.
7. The harvesting of trees shall not be permitted except where this is essential to the implementation of the forest

management scheme described in policy 6.

8. Buildings and structures permitted to facilitate forestry operations shall not exceed 3 metres (approx. 10 feet) in height and, wherever possible shall be erected on a temporary basis.

Agriculture

9. Mixed agricultural uses including the production of cultivated field crops, perennial forage crops and non-intensive animal husbandry may be permitted.

10. Special agricultural uses including the maintenance and establishment of orchards, vineyards, market gardens, nurseries providing special crops and other such operations may be permitted.

11. Permitted agricultural uses shall be subject to the following conditions:

- (a) farm-related commercial or industrial uses shall not be permitted;

- (b) the clearing of woodlots, hedgerows or other forested land shall not be permitted;

- (c) The creation of lots by consent may be permitted only when:

- (a) an extra dwelling becomes surplus to the needs of the farmer when two or more farms have been amalgamated, in which case a consent may be granted provided that the lot severed with the house is not more than 4 hectares (approx. 1 acre) wherever possible and the dwelling unit meets with municipal standards; or

- (b) the parcels created constitute viable farming units as may be determined to the satisfaction of the Ministry of Agriculture and Food.

Transportation & Utilities

13. Transportation and utility facilities in the Scarp Areas may be permitted only when it can be demonstrated to the satisfaction of the body responsible for

continued on page 8-B

Special Areas - Background Data

Type of Designation

The proposed policy paper applies to the "Basic" designation shown on Schedule A Maps by a grey colour.

Extent of Designation

COUNTY-REGIONAL MUNICIPALITY	EXTENT OF "SPECIAL AREAS"		DESIGNATION AS PER CENT OF CO.-R.M. WITHIN PLANNING AREA
	Hectares	Acres	
Co. of Bruce	1,400	3,300	1.3
Co. of Dufferin	3,900	9,600	2.6
Co. of Grey			
Co. of Simcoe			
R.M. of Halton			
R.M. of Hamilton-Wentworth			
R.M. of Niagara			
R.M. of Peel			
TOTAL PLANNING AREA	5,300	12,900	1.0

NOTES: Figures are approximate.

Figures for Bruce Co. exclude Indian Reserves.

Criteria for Designation

The designation aims to identify selected areas subject to major local official plan amendments which have been approved by the Minister of Housing since the Commission was formed.

Special Area 1 corresponds with the area covered by Bruce Peninsula Official Plan Amendment No. 2 - Tobermory South.

Special Area 2 corresponds with the area covered by Beaver Valley Official Plan Amendment No. 7 - Castle Glen.

Special Area 3 corresponds with the area covered by Beaver Valley Official Plan Amendment No. 12 - Craigleith-Camperdown.

Within each Special Area the following designations of the Plan, where they are applicable, supersede those contained in the relevant local official plan amendment: Scarp Areas, Scarp Protection Areas, Bruce Trail, Scenic Drives, Hazard, Provincial Acquisition Areas and Scenic Resource Areas.

Preliminary Proposals: Special and Mixed Agriculture Areas

Area of Application

The following objectives and policies apply to the Special and Mixed Agriculture Areas shown on Schedule A Maps.

Special and Mixed Agriculture Areas may be replaced where:

- (a) it can be shown by means of a study, the results of which are acceptable to the Ministry of Agriculture and Food, that the land does not have the capability appropriate to the present designation i.e. capability to produce special crops or a minimum soil capability for agriculture equivalent to Canada Land Inventory Class 3;

- (b) the land in question exceeds 20 hectares (approx. 50 acres) in size;

- (c) the alternative designation is consistent with other designations in the Plan and meets the approval of the body responsible for the administration of the Plan.

Objectives

The Planning Area contains agricultural lands which constitute a valuable and irreplaceable natural resource of local, provincial and in some instances, national importance. It is the intent of this policy to designate these agricultural lands and:

1. to ensure that the designated lands are permanently preserved for agricultural use;

2. to enable agricultural production to be maintained and expanded as market conditions warrant;

3. to prevent fragmentation of agricultural land holdings and to encourage consolidation of fragmented holdings;

4. to restrict non-agricultural uses and to prohibit those uses which might impede continued or future agricultural production;

5. to provide for the retention and planting of shelter belts and tracts of woodland as an aid to crop and livestock management;

6. to support efforts to maintain a viable agricultural industry.

Policies

1. The use of such terms as "holding" or "lands deferred for future development" or other designations with similar intent shall not be included in any regional or local plan applicable to the Niagara Escarpment Planning Area.

PERMITTED USES

2. Within the Special and Mixed Agriculture Areas permitted uses shall be subject to the policies pertaining to General Water Resources, General Recreation, and General Transportation and Utilities.

3. Permitted uses shall be agriculture, agriculture-related commercial and industrial development that is generally restricted to small-scale, on-site storage and handling facilities, forestry, non-intensive recreation, wayside pits and transportation and utility facilities in accordance with the conditions of this policy.

Agriculture

4. The land shall be preserved for agricultural use and developments not directly related to agriculture shall be severely restricted.

5. In Special Agriculture Areas, while Mixed Agriculture is permitted, the primary use shall be mixed farming in-

shall be the maintenance and establishment of orchards, vineyards, commercial greenhouses, market gardens and nurseries producing special crops.

6. In Mixed Agriculture Areas, while Special Agriculture is permitted, the primary use shall be mixed farming in-

cluding the production of cultivated field crops and perennial forage crops.

7. An intensive livestock operation must be located in compliance with the Agricultural Code of Practice for Ontario as amended from time to time.

Farm Dwellings

8. The construction of a second farm-related dwelling for members of a farm family assisting in the farm operation, or any farm help engaged full-time on the farm may be permitted on the least productive portion of the farm in close proximity to the principal farm dwelling but only where:

- (a) slope and soil conditions are suitable for the satisfactory long-term operation of an individual self-contained waste disposal system as determined by the local Medical Officer of Health or other authority having jurisdiction;

- (b) the dwelling will be served by a water supply adequate in quantity and quality for the use intended to the satisfaction of the local Medical Officer of Health or other authority having jurisdiction;

- (c) access is available to a year-round publicly-maintained thoroughfare.

9. The land on which a second farm-related dwelling is to be situated shall not be severable.

10. Municipal policies may permit temporary or seasonal farm help to be accommodated in mobile homes or in buildings temporarily erected for that purpose. These structures shall be constructed and sited in compliance with municipal by-laws and the regulations of the local health authority and shall be removed or vacated when the temporary or seasonal employment ceases. The land on which such temporary or mobile structures are located shall not be severable.

Non-Farm Dwellings

11. A new dwelling on a lot created by consent may be permitted when a farmer retires and sells his farm but wishes to retain a lot for his own use in which case a consent may be granted subject to the following provisions:

- (a) that the area of the farm is more than 4 hectares (approx. 10 acres) in Special Agriculture Areas and 20 hectares (approx. 50 acres) or more in Mixed Agriculture Areas. An exception to this area requirement may be made when the remnant farm results from a severance made for public purposes;

- (b) that the lot severed is not more than 0.4 hectares (approx. 1 acre) in area and located on the least productive portion of the farm accessible to a public road where this will not detract from the general purpose of the Agricultural Code of Practice of Ontario as amended from time to time;

- (c) that the retiring farmer has owned the farm for a minimum of 5 years;

- (d) that only one new retirement severance shall be allowed from any farm as it existed on the date of approval of this Plan;

- (e) that no further severances will be permitted from either of the two parcels created by a retirement severance, and that this condition will be recorded on both the registered land titles;

- (f) slope and soil conditions are suitable for the satisfactory long-term operation of an individual self-contained waste disposal system as determined by the local Medical Officer of Health or other authority having jurisdiction.

Mixed Agriculture Areas - Background Data

Type of Designation

The proposed policy paper applies to the "Basic" designation shown on Schedule A Maps by a solid buff colour.

Extent of Designation

COUNTY-REGIONAL MUNICIPALITY	EXTENT OF "MIXED AGRICULTURE AREAS"		DESIGNATION AS PER CENT OF CO.-R.M. WITHIN PLANNING AREA
	Hectares	Acres	
Co. of Bruce	10,100	25,000	9.6
Co. of Dufferin	13,500	33,400	25.3
Co. of Grey	52,500	129,700	35.0
Co. of Simcoe	15,800	38,900	61.7
R.M. of Halton	15,700	38,800	53.0
R.M. of Hamilton-Wentworth	22,300	54,700	59.8
R.M. of Niagara	28,300	70,000	36.5
R.M. of Peel	10,900	27,000	34.9
TOTAL PLANNING AREA	169,000	417,500	33.1

NOTES: Figures are approximate.

Figures for Bruce Co. exclude Indian Reserves.

Criteria for Designation

The designation aims to identify lands inherently capable of the sustained production of common cultivated field crops and perennial forage crops.

The areas are designated in accordance with the following criterion: Included are lands described by the Canada Land Inventory as having a soil capability for agriculture classes 1, 2 and 3 or combinations of classes which will give a yield equivalent at least to class 3. (The classification is an interpretative rating based on the effects of combinations of climate and soil characteristics, on limitations in use of the soils for agriculture

and their general productive capacity for common field crops. Trees and tree fruits are not considered in the classification. The first three classes are considered capable of sustained production of common cultivated field crops and perennial forage crops.)

Lands complying with the above criterion are not designated as Mixed Agriculture Areas if they qualify also for inclusion in other Basic designations as follows: Mineral Resource Areas (licensed portions), Scarp Areas, Urban Areas (existing 1974), Special Areas, Lakeshore Areas, Lakeshore Residential Areas, Forest Areas and Special Agriculture Areas.

Special Agriculture Areas - Background Data

Type of Designation

The proposed policy paper applies to the "Basic" designation shown on Schedule A Maps by a solid gold colour.

Extent of Designation

COUNTY-REGIONAL MUNICIPALITY	EXTENT OF "SPECIAL AGRICULTURE AREAS"		DESIGNATION AS PER CENT OF CO.-R.M. WITHIN PLANNING AREA
	Hectares	Acres	
Co. of Bruce	-	-	-
Co. of Dufferin	-	-	-
Co. of Grey	4,000	10,000	2.7
Co. of Simcoe	-	-	-
R.M. of Halton	-	-	-
R.M. of Hamilton-Wentworth	1,900	4,800	5.4
R.M. of Niagara	20,900	51,700	26.9
R.M. of Peel	-	-	-
TOTAL PLANNING AREA	26,800	66,500	5.2

NOTES: Figures are approximate.

Figures for Bruce Co. exclude Indian Reserves.

Criteria for Designation

The designation aims to identify lands with a high capability for the production of special crops.

In the Regional Municipality of Niagara the designation generally corresponds with the "Unique Agricultural Lands" ("good tender fruit lands" and "good grape lands") shown on the Regional Niagara Policy Plan submitted to the Minister in December 1973.

In the Regional Municipality of Hamilton-Wentworth the designation includes the area considered by the Ontario Ministry of Agriculture and Food to be important because of its potential for fruit production.

In the County of Grey the designation includes lands where the combination of climate and soils is considered particularly favourable for apple production as indicated by the Ontario Soil Survey and other relevant studies.

Lands complying with the above criteria are not designated as Special Agriculture Areas if they qualify also for inclusion in other Basic designations as follows: Mineral Resource Areas (licensed portions), Scarp Areas, Urban Areas (existing 1974), Special Areas, Lakeshore Areas, Lakeshore Residential Areas and Forest Areas.

Preliminary Proposals: Special Areas

Area of Application

The following objectives and policies apply to the Special Areas shown on Schedule A Maps.

Objectives

1. to recognize decisions made by the Ministry of Housing with respect to local official plan amendments in selected parts of the Planning Area insofar as these decisions can be deemed not to conflict with this Plan.

Policies

PERMITTED USES

1. Uses shall be permitted in

accordance with the policies contained in the relevant local official plan amendments approved by the Minister of Housing except where other designations are shown on Schedules A and B in which case the policies of this Plan shall prevail.

2. Within Special Areas permitted uses shall be subject also to the policies pertaining to General Water Resources, General Recreation and General Transportation and Utilities.

Preliminary Proposals: Urban Areas

Area of Application

The following objectives and policies apply, with the exception of the areas identified in Section 15, to the Urban Areas (existing 1974) designated on Schedule A Maps, and to lands within the future urban boundaries to be established under this proposed policy paper.

Objectives

1. To achieve and maintain a system of mature communities;
2. To promote a sense of community identity;
3. To encourage settlement on lands least suited to agricultural activities;
4. To encourage efficient utilization of existing urban lands and supporting services;
5. To minimize undesirable environmental impact of unrestrained urban growth.

Policies

PERMITTED USES

1. Within designated Urban Areas permitted uses shall be determined by the municipality. The municipality shall have regard, wherever possible, to the objectives and policies of this Plan.

2. To fulfill the goals of this Plan and maintain the open landscape character of the Niagara Escarpment, it will be necessary that municipalities decide upon urban population levels and establish boundaries to contain this population.

3. Each municipality shall determine its optimum population and develop policies to achieve and maintain a stable mature community.

4. Firm urban boundaries with a clear definition between urban and non-urban areas must be established which will minimize the potential for urban-rural conflict.

5. Population targets and firm urban boundaries shall be incorporated into local official plans by amendment after taking the Niagara Escarpment Plan fully into account.

6. In establishing urban boundaries, physical boundaries to development e.g. man-made features (railroads, highways, canals, and utility corridors) or

natural features (rivers and steep slopes) are preferable to arbitrary boundaries such as lot lines.

7. Wherever possible the municipality shall have regard to the general policies of this

to be subject to the policies pertaining to those designations.

8. Urban communities will be encouraged to avoid expansion onto Special and Mixed Agricultural Areas with the exception that a five-year

redirection of growth to areas of lower agricultural capability.

9. During the transition period infilling and redevelopment shall be given priority and no interim growth shall take place on undeveloped

utilize the capacity of existing services.

10. In determining the optimum population for each urban area care will be taken to ensure that there is adequate capacity to maintain a potable water supply, to accommodate the discharge of treated effluent and to minimize air pollution.

11. Each municipality shall locate and identify sites, buildings, and areas of historic and architectural interest or merit to be designated for preservation under the Ontario Heritage Act, as amended from time to time.

12. Each municipality shall preserve and focus attention on its most significant natural and man-made attributes.

13. Each municipality shall endeavour to develop its own individual identity reflecting its location, history, size and economic activities.

14. Each municipality shall develop general concepts of building styles and materials related to activities, cultural heritage and location.

Designated Urban Areas—Niagara Region

15. Certain designated Urban Areas in the Niagara Region are subject to a Cabinet decision (February 16, 1977) relating to the extent of future urban growth. The Commission recognizes this decision and has, on Schedule A, shown the areas affected by the decision. Nothing in these policy papers shall be interpreted as conflicting with the Cabinet decision.

While accepting the decision the Commission recommends that municipalities, in preparing plans for urban growth within the limits established by Cabinet, shall have regard to but not be bound by the Basic and Overlay designations of these Preliminary Proposals. These Basic and Overlay designations shall be considered to be interim designations pending the determination of specific urban uses by the municipalities.

The preceding paragraph shall not apply to the Scarp and Scarp Protection Areas. Where such designations occur development shall be subject to the provisions of these two policy papers.

agricultural areas described above except where adequate trunk services are already installed, in which case infilling and fringe expansion shall be allowed at densities sufficient to

transition period will be allowed to permit the continued expansion of all Urban Areas at predetermined rates and densities established by the municipalities and to permit the

Plan and to the policies for each designation included within the future urban boundaries except where Scarp or Scarp Protection Areas are included, in which case development shall continue

regarding the use, location on the lot and size are proposed;

- (a) they are essential;
- (b) no reasonable alternative locations exist;
- (c) appropriate steps will be taken to minimize the impact of such development on the environment.

Non-Conforming Uses

14. An existing non-conforming use shall be permitted to continue and may be permitted to expand only when it can be sufficiently demonstrated to the body responsible for the administration of the Plan, that no significant environmental degradation will result, and that refusal would result in unusual and exceptional hardship.

15. In the event of destruction of buildings or structures through accidental means:

- (a) replacement shall be permitted provided no change

Urban Areas - Background Data

Type of Designation

The proposed policy paper applies to existing and future urban areas. The "Basic" designation shown on Schedule A Maps by a solid pink colour indicates only Urban Areas existing in 1974. Paris

of the Schedule A map sheet for the Regional Municipality of Niagara are overprinted in white to indicate the Cabinet decision of February 16, 1977 re: Niagara Regional Urban Boundaries.

Extent of Designation

COUNTY-REGIONAL MUNICIPALITIES

	EXTENT OF "URBAN AREAS"	
	Hectares	Acres
Co. of Bruce	200	400
Co. of Dufferin	300	700
Co. of Grey	1,000	4,000
Co. of Simcoe	100	200
R.M. of Halton	300	700
R.M. of Hamilton-Wentworth	7,700	19,100
R.M. of Niagara	11,700	28,900
R.M. of Peel	100	100
TOTAL PLANNING AREA	22,000	54,100

DESIGNATION AS PER CENT OF CO.-R.M. WITHIN PLANNING AREA

Co. of Bruce	2
Co. of Dufferin	0.6
Co. of Grey	1.1
Co. of Simcoe	0.4
R.M. of Halton	1.0
R.M. of Hamilton-Wentworth	20.9
R.M. of Niagara	15.1
R.M. of Peel	0.3
TOTAL PLANNING AREA	4.3

NOTES: Figures are approximate.

Figures for Bruce Co. exclude Indian Reserves.

Figures for R.M. of Niagara exclude land within future urban boundaries.

Criteria for Designation

The Urban Areas proposed policy paper accepts, as a basic premise, that larger urban communities have, and will continue to have, very significant bearings on the way lands are used within the Planning Area. These impacts are both direct, in the sense of being major users of space, and indirect, through the generation of pressures for change in the present use of lands at substantial distances from the urban communities.

The Commission concluded very early in its deliberations that it is extremely important that the proposed Plan contain provisions which would be influential in directing the shape and character of future urban growth and influence the nature of its impact beyond its limits, in order to minimize encroachment into parts of the

Planning Area which must be maintained substantially in their natural state if the objectives of the Plan are to be achieved.

The Commission considered two basic approaches in directing the future growth of the urban communities identified as being most influential—generally all centres having a concentrated urban form with a 1974 population in excess of 1,000. The first was to define "urban envelopes" around each of the centres which would prescribe the maximum area to be occupied by each centre at some future date. The second approach considered was to define the existing urban areas on the maps forming part of the Preliminary Proposals, and to express in the proposed policy paper factors which must be taken into account in expanding beyond these boundaries.

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Scarp Areas continued from page 6B

the administration of the Plan that:

- (a) they are essential;
- (b) no reasonable alternative locations exist;
- (c) appropriate steps will be taken to minimize the impact of such development on the environment.

Non-Conforming Uses

14. An existing non-conforming use shall be permitted to continue and may be permitted to expand only when it can be sufficiently demonstrated to the body responsible for the administration of the Plan, that no significant environmental degradation will result, and that refusal would result in unusual and exceptional hardship.

15. In the event of destruction of buildings or structures through accidental means:

- (a) replacement shall be permitted provided no change

regarding the use, location on the lot and size are proposed;

- (a) they are essential;
- (b) no reasonable alternative locations exist;
- (c) appropriate steps will be taken to minimize the impact of such development on the environment.

Existing Lots of Record

16. On application from the owner, the province may acquire an existing lot of less than 40 hectares (approx. 100 acres) on which non-farm residential development is precluded by this policy provided that:

- (a) the lot is held under a distinct and separate ownership from all abutting lots as shown

by a registered conveyance in the records of the Registry and Land Titles Office on the date of publication of the Preliminary

Proposals, or the lot is created as a result of acquisition by a public body;

- (b) such development would otherwise receive approval in accordance with

- (i) municipal requirements,
- (ii) provincial health standards,
- (iii) the requirements of the Natural Areas, Cultural Areas, Scarp Protection Areas, Scenic Resource Areas, Provincial Acquisition Areas and Hazard Areas policies of this Plan.

17. Lots acquired in this manner shall, wherever possible, be incorporated into the Provincial Acquisition Program or leased to private interests on a temporary basis for appropriate uses such as

agriculture or recreation, until such time as incorporation can be accomplished;

- (a) purchase with down payment and vendor taking back mortgage;
- (b) purchase of equity and assumption of existing mortgage(s);

18. The Government shall undertake to establish a land acquisition resale program of lots purchased as part of this program. Such lots will either be resold to adjacent owners or consolidated into larger holdings, irrespective of the requirements of policy 2(d) and resold to individuals wishing to purchase such lots;

19. The Government shall undertake to establish a land exchange program, whereby reserves of land will be acquired in locations suitable for development and offered in exchange for lots which would otherwise be eligible for acquisition under policy 16 above.

20. Funding procedures for this program may include:

- (a) purchase with down payment and vendor taking back mortgage;
- (b) purchase of equity and assumption of existing mortgage(s);
- (c) the development of existing lots not acquired as a result of application by the owner, as required under policy 16, shall require a development permit issued by the body responsible for the administration of the Plan.

22. In considering the application for a development permit the body responsible for the administration of the Plan shall have regard to all of the relevant provisions of this Plan and may approve, approve with conditions or refuse any application.

Overlay Designations Preliminary Proposals: Cultural Areas

Area of Application

The following objectives and policies apply to the Cultural Areas shown on Schedule A Maps.

Where Cultural Areas coincide with Urban Areas shown on Schedule A, adherence to the following policies will be left to the discretion of the local municipality. However, the municipality shall have regard to the objectives of the Cultural Areas policy.

As new Cultural Areas are identified they shall be included in the Cultural Areas designation and be so designated and this Plan shall be amended accordingly. Cultural Areas which are Provincially owned or administered shall be subject also to the Provincial Acquisition policies of this Plan.

Objectives

1. to designate Cultural Areas including archaeological sites, historical areas and sites and buildings of historical and/or architectural interest;

2. to protect designated Cultural Areas from alteration, disruption or encroachment by development which would diminish their scientific, educational or recreational value;

3. to encourage land uses which respect and are compatible with the character of the features contained in designated Cultural Areas;

4. to support local residents involved in programs to identify

and preserve Cultural Areas.

Policies

1. A selected number of Cultural Areas designated on Schedule A may be made known to the general public by placing in a convenient place a plaque or marker stating the importance of the designated Cultural Area.

PERMITTED USES

2. Within Cultural Areas

permitted uses shall be determined by the underlying land use designation shown on Schedule A except that the following additional conditions shall apply:

- (a) no construction, reconstruction, removal or alteration of any building, or excavation or alteration of grade or change of land use existing at the date of approval of this Plan shall be undertaken without the approval of the body responsible

for the administration of the Plan;

- (b) a request for approval shall be made to the body responsible for the administration of the Plan, which, in consultation with the Ministry of Culture and Recreation shall prepare a report documenting the qualities of the Cultural Area affected and the possible effects of the proposal upon the integrity of that Area as a whole. The conclusions of this report

shall be the basis upon which the body responsible for the administration of the Plan shall:

- (i) approve the application, or
- (ii) approve the application subject to such conditions as deemed necessary; or
- (iii) deny the application;

(c) approval of an application shall not be given unless the body responsible for the administration of the Plan, in consultation with the Ministry of Culture and Recreation is satisfied that no significant damage or disruption will result to the integrity of the whole Cultural Area. Any work undertaken shall not detract from or alter the significance or character of any Cultural Area and new construction shall be designed to conform to it in form, color, texture and scale.

MANAGEMENT AGREEMENTS

3. The Province of Ontario may enter into a long-term management agreement with a landowner whose property falls within a Cultural Area.

RECOMMENDATIONS

Recognizing the role of Provincial and municipal governments in the protection and enhancement of important Cultural Areas in the Niagara Escarpment Planning Area the Commission recommends:

1. that all municipalities be encouraged to establish local architectural conservation advisory committees pursuant to Section 23 of the Ontario Heritage Act as amended from time to time;
2. that the Province provide additional funds and expert advice to municipalities and property owners where applicable, for assistance in designating, protecting,

continued on page 16B

any other public agency.

Permitted Uses

2. Within Hazard Areas permitted uses shall be determined by the underlying land use designations shown on Schedule A, except that the following additional conditions shall apply:

- (a) no building or structure shall be permitted in Hazard Areas except where such building or structure is intended for recreation; flood or erosion control; or water, fish and wildlife management and has been approved by the municipal council and local Conservation Authority or the body responsible for the administration of the Plan;
- (b) the placing or removal of topsoil or fill of any kind shall be prohibited unless approved by the municipal council and the local Conservation Authority or the body responsible for the administration of the Plan;

(c) where no Conservation Authority exists, the municipal council or the body responsible for the administration of the Plan shall obtain the technical advice of the Ministry of Natural Resources when considering all such applications;

(d) building setbacks from the margins of Hazard Areas shall be established by the municipal council in consultation with the Conservation Authority or Ministry of Natural Resources in relation to the kind, extent and severity of the existing and potential hazards.

Cultural Areas - Background Data

Type of Designation

The proposed policy paper applies to the

"Overlay" designation shown on Schedule A Maps by a black diagonal line pattern running from top left to bottom right.

Extent of Designation

COUNTY-REGIONAL MUNICIPALITY

	EXTENT OF "CULTURAL AREAS"	
	Hectares	Acres
Co. of Bruce	1,100	2,700
Co. of Dufferin	1,400	3,400
Co. of Grey	2,400	5,900
Co. of Simcoe	3,500	8,700
R.M. of Halton	2,700	6,600
R.M. of Hamilton-Wentworth	2,400	5,900
R.M. of Niagara	3,900	9,500
R.M. of Peel	3,000	7,500
TOTAL PLANNING AREA	20,400	50,200

NOTES: Figures are approximate.

Figures for Bruce Co. exclude Indian Reserves.

Criteria for Designation

The designation aims to identify those areas containing archaeological and historical sites which are significant to the cultural heritage of the Planning Area.

The Ministry of Culture and Recreation has undertaken studies to identify evidence

of Pre-European settlement (archaeological sites such as burial grounds, campsites and villages) and early European settlement (historic sites such as mills and transportation facilities).

The Hazard Areas designation includes all those high hazard areas as rated by the Ministry of Natural Resources.

Preliminary Proposals: Hazard Areas

Area of Application

The following objectives and policies apply to the Hazard Areas shown on Schedule A Maps.

Where land designated as a Hazard Area is under private ownership it will not necessarily remain as a Hazard Area indefinitely and an application for redesignation of a Hazard Area for other purposes may be approved by the proper authorities after having considered:

- (a) the nature and severity of the existing physical hazard;
- (b) the potential impacts of these hazards;
- (c) the degree to which these impacts could be overcome by the application of accepted engineering and resource management techniques and practices;
- (d) the monetary, social and environmental costs and benefits associated with such remedial works as may be required to overcome any undesirable impacts.

Where flood control or other approved works result in changes to the area subject to physical hazards, such change shall be incorporated into the plan by formal amendment.

Objectives

1. to reduce potential property damage or loss of life in those areas that are, by their physical nature, hazardous

Hazard Areas - Background Data

Type of Designation

The proposed policy paper applies to the "Overlay" designation shown on Schedule A Maps by a random black dot pattern.

Extent of Designation

COUNTY-REGIONAL MUNICIPALITY

	EXTENT OF "HAZARD AREAS"	
	Hectares	Acres
Co. of Bruce	5,900	14,500
Co. of Dufferin	8,200	20,200
Co. of Grey	14,400	35,500
Co. of Simcoe	1,900	4,800
R.M. of Halton	4,500	11,200
R.M. of Hamilton-Wentworth	4,700	11,600
R.M. of Niagara	6,700	16,600
R.M. of Peel	4,400	10,700
TOTAL PLANNING AREA	50,700	125,100

NOTES: Figures are approximate.

Figures for Bruce Co. exclude Indian Reserves.

Criteria for Designation

To identify those areas which could cause severe property damage or loss of life+ if developed.

Areas defined by the Ministry of Natural Resources as having inherent physical-environmental characteristics such as poor drainage, organic soils, susceptibility to

flooding or erosion, steep slopes and other physical limitations to development were ranked into high or low hazard according to the potential severity of the hazard.

The Hazard Areas designation includes all those high hazard areas as rated by the Ministry of Natural Resources.

2. to protect the storage capacity of flood plains and minimize potential for erosion of

steep slopes.

1. Where land designated as a Hazard Area is under private ownership it is not meant to be

implied that such land is open to the general public nor that the land will necessarily be purchased by the municipality or

Preliminary Proposals: Minor Urban Areas

Area of Application

The following objectives and policies apply to the Minor Urban Areas shown on Schedule A Maps.

Objectives

The Commission recognizes the importance of Minor Urban Areas within the rural environment and accordingly adopts the following objectives:

1. to support and encourage the vitality of small urban centres;
2. to encourage development to proceed with the least possible environmental disruption;
3. to preserve the rural and/or historic character of rural centres;
4. to encourage orderly growth in rural centres and to protect surrounding rural areas from scattered urban development.

Policies

PERMITTED USES

1. Within Minor Urban Areas permitted uses shall be subject to the policies pertaining to General Water Resources, General Recreation and General Transportation and Utilities.

2. Within Minor Urban Areas low density residential, institutional, industrial and commercial uses (including

overnight accommodation, retail and service establishments) shall be permitted in accordance with the conditions of this policy, provided that such uses are of a small scale, capable of being sustained by services approved by the authority having jurisdiction and provided that the compatibility of adjacent uses is recognized.

3. Development shall generally be of an infilling or redevelopment nature and lot sizes shall be consistent with the level of municipal services provided and the use intended. Where appropriate, Minor Urban Areas shall be permitted to expand in depth by plan of subdivision rather than to extend along existing roads by

severances. Expansion will be permitted on all Plan designations within Minor Urban boundaries as defined by the municipality, except on Scarp Areas.

4. When the population of a Minor Urban Area reaches approximately 250 persons, or such population as may be advised by the Ministry of the Environment, expansion of the built-up area of such Minor Urban Area will be permitted provided that the Minister of the Environment is satisfied that there will be no adverse environmental impact and provided that the development proposed is in compliance with an approved secondary plan which documents and takes into account:

- (a) the need for development, including the economic, social and environmental implications of growth;
- (b) existing land use;
- (c) existing physical features including soil and drainage conditions, topography, vegetation and climate;
- (d) the limits of desirable development, rate of growth and phasing;
- (e) that growth will not adversely affect the rural and/or historic character of the community, historic buildings or sites, archaeological sites, unique ecologic areas, wildlife habitats or other environmentally sensitive areas;
- (f) lands hazardous for development purposes;

Minor Urban Areas - Background Data

Type of Designation

The proposed policy paper applies to the "Overlay" designation shown on Schedule A Maps by a star symbol outlined in pink.

Extent of Designation

The designation is a symbolic representation of a general location and does not indicate the extent of a specific geographic area.

Criteria for Designation

The designation aims to identify small concentrated settlements which function as

service centres for the traveling public and for residents in the surrounding area.

In general, small settlements with a concentrated built form are designated if they satisfy all of the following criteria:

1. a minimum population of 75 (north of the Dufferin-Peel boundary) or 150 (south of the Dufferin-Peel boundary);
2. a maximum population of 1,000;
3. at least one post office, one general merchandise store, one service station, and a minimum of two other functions (such as a school, restaurant, church, industrial use).

Natural Areas - Background Data

Type of Designation

The proposed policy paper applies to the "Overlay" designation shown on Schedule

A Maps by a black diagonal line pattern running from top right to bottom left.

Extent of Designation

COUNTY-REGIONAL MUNICIPALITY	EXTENT OF "NATURAL AREAS" Hectares	ACRES	DESIGNATION AS PER CENT OF CO.-R.M. WITHIN PLANNING AREA
Co. of Bruce	35,200	87,200	33.3
Co. of Dufferin	12,900	31,900	24.2
Co. of Grey	40,700	100,500	27.2
Co. of Simcoe	4,200	10,300	16.4
R.M. of Halton	9,000	22,300	30.4
R.M. of Hamilton-Wentworth	18,400	45,400	49.7
R.M. of Niagara	11,800	29,100	15.2
R.M. of Peel	9,400	23,200	30.1
TOTAL PLANNING AREA	141,600	349,900	27.7

NOTES: Figures are approximate. Figures for Bruce Co. exclude Indian Reserves.

Criteria for Designation

The designation aims to identify areas where there are geological features and landforms which are of significant scientific value and habitats which are important to the survival of sensitive plant and animal life.

In general, the designation is made up of the following components identified by the Ministry of Natural Resources:

1. areas where there are significant geological features and landforms (Earth Science Areas of provincial significance

and Sensitive Geological Areas);

2. significant habitat for plant life (Life Science Areas of provincial or regional significance);

3. significant habitat for wildlife (Wildlife Significant Areas with some exceptions);

4. habitat for sport fish (Fisheries Areas of Significance with the addition of Emmett Lake and the Beaver River through Thornbury);

5. significant habitat for rare and endangered amphibians and reptiles (Amphibians and Reptile Important Areas).

PERMITTED USES

2. Within the Natural Areas permitted uses shall be determined by the underlying land use designations shown on Schedule A except that the following additional conditions shall apply:

- (a) no construction, reconstruction, removal or alteration of any building, or

excavation or alteration of grade or change of land use existing at the date of approval of this Plan shall be undertaken without the approval of the body responsible for the administration of the Plan;

(b) a request for approval shall be made to the body responsible for the administration of the Plan, which,

in consultation with the Ministry of Natural Resources shall prepare a report documenting the qualities of the Natural Area affected and the possible effects of the proposal upon the integrity of that Area as a whole. The conclusions of this report shall be the basis upon which the body responsible for the administration of the Plan shall

(i) approve the application,

or

(ii) approve the application subject to such conditions as deemed necessary, or

(iii) deny the application;

(c) approval of an application shall not be given unless the body responsible for the administration of the Plan, in consultation with the Ministry of Natural Resources, is satisfied that no significant damage or disruption will result to the integrity of the whole Natural Area. Any work undertaken shall not detract from or alter the significance or character of any Natural Area and new construction shall be designed to conform to it in form, colour, texture and scale.

3. The Meaford Tank Range and all Conservation Authority lands which coincide with Natural Areas shall be protected as wildlife sanctuaries, within which no hunting will be permitted.

4. In Natural Areas, private landowners will be encouraged to permit the public use of their lands for fish and wildlife-based recreational purposes by special agreement as provided for in the General Recreation policy. The Province of Ontario may enter into other management

continued on page 18-B

Preliminary Proposals: Provincial Acquisition Areas

Area of Application

The following objectives and policies apply to the Provincial Acquisition Areas shown on Schedule A Maps which include lands owned or to be acquired by the Province or Conservation Authorities.

Additional public lands and access thereto will be secured where necessary to provide opportunities for utilizing the recreational potential of the Planning Area.

Objectives

1. to provide for adequate public access to the Niagara Escarpment;
2. to protect unique ecological and historic areas;
3. to provide adequate opportunities for outdoor recreation;
4. to develop an active program to acquire and permanently maintain public lands throughout the Niagara Escarpment Planning Area.

Policies

PERMITTED USES

1. Within designated Acquisition Areas uses shall be permitted in accordance with the policies pertaining to the underlying land use designation shown on Schedule A.

2. Interim uses shall be permitted by agreement between the landowner and the Province on lands to be acquired provided the use does not prevent the accomplishment of the purpose for which the lands are to be acquired.

Provincially Owned Lands

3. The Provincial government shall provide payments for any provincial land holdings removed from the tax rolls of local municipalities.

4. Provincially-owned lands not required for public purposes may be sold or exchanged for lands designated for future acquisition. Where such a property is to be sold, the municipality shall be given the first right of refusal.

5. Detailed development or management plans, including arrangements for funding, shall

be prepared for lands included in the acquisition program. Interim management and use policies shall be prepared where the lands are not to be put to their long-term planned use soon after acquisition.

6. Wherever possible public lands shall be made accessible to the public for recreational enjoyment to the extent that this is consistent with meeting the primary purpose for which the land was acquired. Access should be discouraged where use by the general public may threaten the natural or cultural environment of the property.

7. Where Natural and Cultural Areas are designated also for acquisition the primary purpose of acquisition shall be protection of the unique ecological and historic character of the areas.

Lands to be Acquired

8. The Provincial government shall ensure that a long-range program is developed to meet the acquisition priorities and requirements established by the Niagara Escarpment Plan, including a schedule of funding to acquire lands.

9. Lands shall be secured and managed through a variety of methods (such as purchase and resale, purchase and leaseback, acquisition of full or partial rights, time tenure) suitable to each individual situation.

10. The Provincial government shall continue to support the purchase of lands by Conservation Authorities through the provision of 75 per cent provincial funding. In areas which have an inadequate tax base funding should be increased to 90 per cent. In any event, the Province will ensure that sufficient additional funding is provided where required to complete the objectives of the Plan.

11. Land acquisition programs shall be reviewed annually. Acquisition plans shall be subject to review once every five (5) years, in conjunction with the prescribed review process for the Niagara Escarpment Plan.

12. An active program of incentives shall be developed to encourage grants, gifts and bequests of real property. The Provincial government shall authorize the Ministry of Natural Resources and other government agencies to negotiate and receive these donations.

13. Where land is included in the designated Acquisition Areas for purposes of protecting the land in its natural state acquisition may not be necessary where the land can be protected under private ownership.

Provincial Acquisition Areas - Background Data

Type of Designation

The proposed policy paper applies to the A by a green line boundary as illustrated "Overlay" designation shown on Schedule here.

Extent of Designation

COUNTY-REGIONAL MUNICIPALITY	EXTENT OF "PROVINCIAL ACQUISITION AREAS" Hectares	ACRES	DESIGNATION AS PER CENT OF CO.-R.M. WITHIN PLANNING AREA
Co. of Bruce	36,900	91,200	34.9
Co. of Dufferin	4,200	10,300	7.9
Co. of Grey	15,700	38,800	10.5
Co. of Simcoe	1,300	3,300	5.1
R.M. of Halton	3,600	8,800	12.2
R.M. of Hamilton-Wentworth	3,000	7,500	8.1
R.M. of Niagara	3,200	7,800	7.4
R.M. of Peel	2,300	5,600	4.1
TOTAL PLANNING AREA	70,200	173,300	13.7

NOTE: Figures are approximate.

Criteria for Designation

The designation identifies those lands owned or proposed for acquisition by the Ministry of Natural Resources and the

Conservation Authorities, as of February 1977, except in Bruce County where the designation corresponds with Special Policy Area 1 in the Official Plan for the Bruce Peninsula Planning Area.

Preliminary Proposals: Scarp Protection Areas

Area of Application

The following objectives and policies apply to the Scarp Protection Areas shown on Schedule A Maps.

Where the Scarp Protection Areas coincide with the Urban Areas shown on Schedule A, adherence to the following policies will be left to the discretion of the local municipality. However, the municipality shall have regard to the objectives of the Scarp Protection Areas policy.

Objectives

1. to provide a protective buffer on and immediately adjacent to the Scarp Areas;
2. to ensure that land uses located on and immediately adjacent to the Scarp Areas be compatible with its natural environment.

Policies

PERMITTED USES

1. Within the Scarp Protection Areas permitted uses shall be determined by the underlying land use designation(s) shown on Schedule A except that the following additional conditions

Scarp Protection Area - Background Data

Type of Designation

The proposed policy paper applies to the "Overlay" designation shown on Schedule

A Maps by a black broken line boundary as illustrated here.

Extent of Designation

COUNTY-REGIONAL MUNICIPALITY	EXTENT OF "SCARP PROTECTION AREAS" Hectares	ACRES	DESIGNATION AS PER CENT OF CO.-R.M. WITHIN PLANNING AREA
Co. of Bruce	7,400	18,300	7.0
Co. of Dufferin	9,900	22,200	16.9
Co. of Grey	27,100	66,900	18.1
Co. of Simcoe	4,100	10,100	16.0
R.M. of Halton	7,400	18,200	25.0
R.M. of Hamilton-Wentworth	5,100	12,600	13.7
R.M. of Niagara	8,100	20,000	10.4
R.M. of Peel	4,000	9,800	12.8
TOTAL PLANNING AREA	72,200	178,100	14.1

NOTES: Figures are approximate.

Figures for Bruce Co. exclude Indian Reserves.

Criteria for Designation

The designation aims to identify lands and because of their physical characteristics and location, form an integral part of the natural environment of

the Scarp Areas.

Scarp Protection Areas overlap Scarp Areas and extend beyond their upper and lower limits to a distance of approximately 300 metres (984 feet) or further where a natural landform boundary is present.

plication shall not be given unless the body responsible for the administration of the Plan is satisfied that the proposal will not significantly alter the continuous natural environment associated with the Scarp.

2. To ensure the proposed development will not significantly alter the continuous natural environment associated with the Scarp, the body responsible for the administration of the Plan shall, in arriving at its decision require that:

- (a) adequate setbacks and height limitations are adhered to in siting buildings and other structures;
- (b) the design and exterior finishes of new buildings and structures insofar as possible are compatible with the natural environment.

3. Special encouragement and incentives will be given to retention of existing tree stands and reforestation programs in order to extend and maintain the existing forest cover.

proposal upon the Scarp Areas.

Such application shall be made to the body responsible for the administration of the Plan which may

or

(ii) approve the application subject to such conditions as deemed necessary, or

(iii) deny the application;

(i) approve the application,

(b) approval of an ap-

Preliminary Proposals: Scenic Resource Areas

Area of Application

The following objectives and policies apply to the Scenic Resource Areas shown on Schedule B Maps.

Objectives

1. To identify those landscape areas which, because of their high scenic quality, require special development consideration;
2. To protect lands designated as Scenic Resource Areas from alteration, disruption or encroachment by development which would diminish their scenic value;
3. To encourage land uses which respect and are compatible with the scenic character of the landscape encompassed within the Scenic Resource Areas designation.

Policies

PERMITTED USES

1. Within the Scenic Resource Areas designated on Schedule B permitted uses shall be determined by the underlying land use designation shown on Schedule A, except that the following additional conditions shall apply:

(a) no construction or reconstruction of any building or structure and no significant alteration to the natural landscape may take place without approval of the body responsible for the administration of the Plan;

(b) a request for approval shall be accompanied by an application containing a

detailed architectural and site design plan and a statement documenting the effect of the proposal upon the Scenic Resource Areas. The body responsible for the administration of the Plan may:

- (i) approve the application,
- (ii) approve the application subject to such conditions as deemed necessary, or
- (iii) deny the application;

(c) approval of the application shall not be given unless the body responsible for the administration of the Plan is satisfied that the proposed development will not significantly alter the landscape quality of the Scenic Resource Areas.

2. The Provincial government shall develop and make

available a design manual suggesting appropriate design and other development guidelines for sites, buildings, structures and commercial signs. This manual shall be made available to any applicant intending to submit a development proposal and shall be used as one of the guidelines for proposal evaluation by the body responsible for the ad-

ministration of the Plan.

3. The building material industry shall be encouraged to develop and produce building materials compatible with or appropriate to the Planning Area's natural environment.

4. A landscape maintenance program including assistance in the form of conditional grants, loans, subsidies and technical advice shall be provided to landowners wishing either to retain existing elements of landscape which enhance its appearance (e.g. hedgerows, tree lines, split rails or stone fences and woodlots) or improve the scenic amenity of their properties through a program of new planting, particularly with respect to eroded hillsides and river valleys.

5. In lands designated as Scenic Resource Areas the Ministry of the Environment shall ensure that the renewal of any operating licence or permit for land uses, such as wrecking yards and landfill sites, is subject to such additional landscaping and operating requirements as seems appropriate. Where desirable, assistance may be provided for termination of such operations.

6. Individuals and voluntary organizations shall be encouraged to assist government agencies in developing and carrying out programs for the enhancement, acquisition, development and management of scenic resources.

Scenic Resource Areas - Background Data

Type of Designation

The proposed policy paper applies to the "Overlay" designation shown on Schedule B Maps.

Extent of Designation

COUNTY-REGIONAL MUNICIPALITY	EXTENT OF "SCENIC RESOURCE AREAS"	DESIGNATION AS PER CENT OF CO.-R.M. WITHIN PLANNING AREA
	Hectares	Acres
Co. of Bruce	7,400	18,400
Co. of Dufferin	32,700	80,700
Co. of Grey	58,700	145,100
Co. of Simcoe	17,800	44,000
R.M. of Halton	4,700	11,600
R.M. of Hamilton-Wentworth	3,100	7,800
R.M. of Niagara	5,000	12,400
R.M. of Peel	20,500	50,700
TOTAL PLANNING AREA	149,900	331,100

NOTES: Figures are approximate.

Figures for Bruce Co. exclude Indian Reserves.

Criteria for Designation

The designation aims to identify those areas which contain scenic resources above the average quality found in the Planning Area.

The designation is derived from a study of landscape quality which attributes high

values to land in a natural or near natural state and to landscapes which contain variety in landform, vegetative cover, land use, and special features such as waterfalls and views. The evaluation produced a classification which attempts to represent the average viewer's appreciation of the scenic quality.

guidelines:

(a) the location and extent of sites for planting shall be done on an individual basis by qualified field personnel;

(b) the type of plantings shall be determined by site conditions, but shall be selected using those species best suited for erosion control and the provision of wildlife habitat;

(c) planting shall be done primarily with the use of native species except where introduced species will produce superior results in an aesthetically acceptable manner.

3. When development is permitted without municipal water and sewer facilities it shall be subject to the condition that development projects consuming in excess of 45,000 litres (approx. 10,000 gallons) of water per day will require approval by the Ministry of the Environment for water-taking, whether from surface or ground sources, and this approval will be governed by the Ministry's policies and procedures under the "Permit to Take Water Program."

4. Where development is permitted it shall be conditioned on such treatment and discharge requirements (which may include no discharge) as may be determined by the Ministry of the Environment.

5. The Ministry of Natural Resources and Conservation Authorities shall encourage the establishment of permanent vegetation cover along stream courses and associated slopes in accordance with the following

guidelines:
(a) alternative fish passage where any modification of stream flow or stream crossing takes place;
(b) restoration of any habitat degraded by construction or development activities as near as possible to its original state;

ground water quality.

Fisheries

9. The Ministry of Natural Resources will re-evaluate existing migratory fish management programs, with the objective of transferring funds to both resident cold water and warm water fish management programs will initially be directed to those sections of streams or lakes where public access is presently available or where it can readily be obtained.

10. Resident cold water and warm water fish management programs will initially be directed to those sections of streams or lakes where public access is presently available or where it can readily be obtained.

11. Private landowners will be encouraged to permit the public use of their lands for recreational fishing as provided for in the General Recreation policy.

12. The Ministry of Natural Resources shall not encourage public access in sections of streams known to be spawning beds for migratory fish species.

13. Observation areas may be established at key locations which are suitable for public viewing of spawning runs.

14. The timing and procedures of any construction which takes place in the vicinity of a watercourse will be such that there is a minimum disruption of fish habitat and that provision is made for:

(a) alternative fish passage where any modification of stream flow or stream crossing takes place;
(b) restoration of any habitat degraded by construction or development activities as near as possible to its original state;

Preliminary Proposals: General Recreation

Area of Application

The following objectives and policies for General Recreation apply throughout the Niagara Escarpment Planning Area and must be considered in conjunction with any other policies of this Plan which are applicable.

It will be noted that the development of recreational potential is encouraged throughout the Plan.

Objectives

1. To provide a framework for the development of a recreation system based upon and compatible with the natural attributes of the Planning Area; 2. To provide opportunities for the public to obtain access to lands for purposes of recreation;

3. To encourage the integration of compatible recreational uses and the segregation of incompatible recreational activities;

4. To minimize the environmental impact of recreational activities;

5. To minimize conflicts between recreational activities and other land uses within the Planning Area;

6. To maintain and improve the recreation-based economy within the Planning Area.

Policies

1. In order to meet the foregoing objectives, programs

to foster recreational development in general will:

- (a) provide for non-intensive activities such as hiking, cross-country skiing and nature study at levels which are consistent with maintaining sensitive ecological and historical areas;
- (b) provide for intensive activities such as serviced campgrounds, downhill skiing, golf and private country clubs and general day recreation facilities in areas close to urban population and efficient transportation services and where any adverse impact on the natural environment will not be significant;
- (c) encourage the private and public sectors to participate more actively in making lands with recreation potential more readily available to the general public;
- (d) encourage public agencies to participate more actively in the promotion of relatively non-intensive recreation programs and activities such as picnicking, viewing and wildlife appreciation in areas where the natural landscape attributes are the primary attraction.

2. Applications for all new recreational development or additions to existing developments by the private or public sectors, for use by private organizations or the general

public, shall be made to the body responsible for the administration of the Plan which, in consultation with other governmental agencies and ministries, shall:

- (a) approve the application,
- (b) approve the application subject to such conditions as deemed necessary, or
- (c) deny the application

3. Approval of the application shall not be given unless the body responsible for the administration of the Plan is satisfied that such development is in accordance with other policies in the Plan.

4. An application for development, as described in policy 2, must be accompanied, by a study, the detail of which will be in direct proportion to the size and impact of the facility and the importance of the resource on which development is to take place.

5. No permit shall be issued by any other government agency prior to the decision on the recreation development by the body responsible for the administration of the Plan.

6. All decisions regarding the allocation, development and management of land for recreation use will be governed by the inherent capacity of the site to support such use without environmental degradation and/or substantial modification of the physical characteristics of the site.

7. Wherever possible all

recreational development shall be compatible with existing local community development, landscape characteristics, architectural characteristics and long-term uses of land in the vicinity.

- (a) trails for snowmobiles, all terrain vehicles, and trail bikes;
- (b) downhill skiing, summer slides and similar facilities;
- (c) camping areas and trailer parks;
- (d) marinas and permanent docking facilities.

9. The development plan required under policy 8 shall indicate:

- (a) a description of the present condition of the site including topography, drainage features, vegetation, existing structures, and sensitive ecological and historical areas;
- (b) a description of the proposed development including all alterations to the present condition outlined in policy 9(a);
- (c) an analysis of the potential impacts of the development on the present conditions outlined in policy 9(a), including an analysis of how negative impacts may be avoided or minimized;
- (d) an operational management program which shall outline proposed servicing, maintenance and regulation of use proposals;
- (e) an environmental impact monitoring program which shall outline the method in which the short and long term environmental effects shall be determined and controlled.

10. With respect to camping areas and trailer parks, a development plan approved by the body responsible for the administration of the Plan shall be subject also to a site plan agreement with the municipal authority having jurisdiction where private lands are involved.

11. All-season use of recreational facilities will be encouraged in order to ensure their year-round upkeep.

12. Trails for mechanized vehicles shall be separated from those intended for non-vehicular use and shall be suitably signposted.

Public Use of Private Land

13. The Government shall encourage private landowners to permit the public use of private lands for recreation by means of mutual agreements between the Government or appropriate agency and the landowner. Such agreements should fully protect the landowner in relation to third parties.

14. The specific objectives, policies and procedures will be determined as a result of discussions with municipalities and effected Provincial ministries over the next several months. These discussions will form the basis for the content of the Proposed Plan as it relates to transportation and utility facilities.

The objectives and policies to be subsequently established in the Plan on transportation and utility facilities must ensure that the proposed facilities are not only compatible with the provisions of the Plan but are located and designed in such a manner as to contribute positively to the achievement of the objectives of the Plan.

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recreational development shall be compatible with existing local community development, landscape characteristics, architectural characteristics and long-term uses of land in the vicinity.

- (a) trails for snowmobiles, all terrain vehicles, and trail bikes;
- (b) downhill skiing, summer slides and similar facilities;
- (c) camping areas and trailer parks;
- (d) marinas and permanent docking facilities.

9. The development plan required under policy 8 shall indicate:

- (a) a description of the present condition of the site including topography, drainage features, vegetation, existing structures, and sensitive ecological and historical areas;
- (b) a description of the proposed development including all alterations to the present condition outlined in policy 9(a);
- (c) an analysis of the potential impacts of the development on the present conditions outlined in policy 9(a), including an analysis of how negative impacts may be avoided or minimized;
- (d) an operational management program which shall outline proposed servicing, maintenance and regulation of use proposals;
- (e) an environmental impact monitoring program which shall outline the method in which the short and long term environmental effects shall be determined and controlled.

10. With respect to camping areas and trailer parks, a development plan approved by the body responsible for the administration of the Plan shall be subject also to a site plan agreement with the municipal authority having jurisdiction where private lands are involved.

11. All-season use of recreational facilities will be encouraged in order to ensure their year-round upkeep.

12. Trails for mechanized vehicles shall be separated from those intended for non-vehicular use and shall be suitably signposted.

13. The Government shall encourage private landowners to permit the public use of private lands for recreation by means of mutual agreements between the Government or appropriate agency and the landowner. Such agreements should fully protect the landowner in relation to third parties.

14. The specific objectives, policies and procedures will be determined as a result of discussions with municipalities and effected Provincial ministries over the next several months. These discussions will form the basis for the content of the Proposed Plan as it relates to transportation and utility facilities.

The objectives and policies to be subsequently established in the Plan on transportation and utility facilities must ensure that the proposed facilities are not only compatible with the provisions of the Plan but are located and designed in such a manner as to contribute positively to the achievement of the objectives of the Plan.

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Preliminary Proposals: General Recreation

Area of Application

The following objectives and policies for General Recreation apply throughout the Niagara Escarpment Planning Area and must be considered in conjunction with any other policies of this Plan which are applicable.

It will be noted that the development of recreational potential is encouraged throughout the Plan.

Objectives

1. To provide a framework for the development of a recreation system based upon and compatible with the natural attributes of the Planning Area; 2. To provide opportunities for the public to obtain access to lands for purposes of recreation;

3. To encourage the integration of compatible recreational uses and the segregation of incompatible recreational activities;

4. To minimize the environmental impact of recreational activities;

5. To minimize conflicts between recreational activities and other land uses within the Planning Area;

6. To maintain and improve the recreation-based economy within the Planning Area.

Policies

1. In order to meet the foregoing objectives, programs

Recreation Development

2. Applications for all new recreational development or additions to existing developments by the private or public sectors, for use by private organizations or the general

public, shall be made to the body responsible for the administration of the Plan which, in consultation with other governmental agencies and ministries, shall:

- (a) approve the application,
- (b) approve the application subject to such conditions as deemed necessary, or
- (c) deny the application

3. Approval of the application shall not be given unless the body responsible for the administration of the Plan is satisfied that such development is in accordance with other policies in the Plan.

4. An application for development, as described in policy 2, must be accompanied, by a study, the detail of which will be in direct proportion to the size and impact of the facility and the importance of the resource on which development is to take place.

5. No permit shall be issued by any other government agency prior to the decision on the recreation development by the body responsible for the administration of the Plan.

6. All decisions regarding the allocation, development and management of land for recreation use will be governed by the inherent capacity of the site to support such use without environmental degradation and/or substantial modification of the physical characteristics of the site.

7. Wherever possible all

recreational development shall be compatible with existing local community development, landscape characteristics, architectural characteristics and long-term uses of land in the vicinity.

- (a) trails for snowmobiles, all terrain vehicles, and trail bikes;
- (b) downhill skiing, summer slides and similar facilities;
- (c) camping areas and trailer parks;
- (d) marinas and permanent docking facilities.

9. The development plan required under policy 8 shall indicate:

- (a) a description of the present condition of the site including topography, drainage features, vegetation, existing structures, and sensitive ecological and historical areas;
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- (d) an operational management program which shall outline proposed servicing, maintenance and regulation of use proposals;
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10. With respect to camping areas and trailer parks, a development plan approved by the body responsible for the administration of the Plan shall be subject also to a site plan agreement with the municipal authority having jurisdiction where private lands are involved.

11. All-season use of recreational facilities will be encouraged in order to ensure their year-round upkeep.

12. Trails for mechanized vehicles shall be separated from those intended for non-vehicular use and shall be suitably signposted.

13. The Government shall encourage private landowners to permit the public use of private lands for recreation by means of mutual agreements between the Government or appropriate agency and the landowner. Such agreements should fully protect the landowner in relation to third parties.

14. The specific objectives, policies and procedures will be determined as a result of discussions with municipalities and effected Provincial ministries over the next several months. These discussions will form the basis for the content of the Proposed Plan as it relates to transportation and utility facilities.

The objectives and policies to be subsequently established in the Plan on transportation and utility facilities must ensure that the proposed facilities are not only compatible with the provisions of the Plan but are located and designed in such a manner as to contribute positively to the achievement of the objectives of the Plan.

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accomplishment of the objectives of the Plan, it is very important that all existing Provincial, regional, county and local government policies and programs relating to these facilities be re-appraised in the light of the proposals of this Plan and that these re-appraisals and future procedures. However, in view of the significant consequences of these facilities on the nature of the Escarpment Area and the

The procedures for selecting transportation and utility routes and their design are already well established, primarily through the Environmental Assessment Act, and it is not the intent of this Plan to add additional complications to these procedures. However, in view of the significant consequences of these facilities on the nature of the Escarpment Area and the

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The procedures

Preliminary Proposals: Administration of the Plan

The task of preparing a workable program for the future development of the Niagara Escarpment Planning Area is only partly finished with the approval of the Plan by the Lieutenant Governor in Council. There are many actions which must be taken by provincial agencies and municipalities following the adoption of the Plan if the objectives and policies expressed in the Plan are to be achieved. The following are a number of the most significant activities which must be undertaken:

1. Inconsistencies between existing official plans, zoning by-laws and proposed activities of both municipalities and the Province, and the provisions of the Plan, must be identified.

2. Existing official plans and zoning by-laws must be modified to bring them into conformity with the Plan.

3. A procedure must be established to permit the certification of new by-laws and undertakings to ensure that they are consistent with the Plan.

4. A procedure must be established to handle amendments requested in the Plan following its initial adoption.

5. Arrangements must be made for the conducting of the periodic reviews of the Plan as required by the Niagara Escarpment Planning and Development Act.

6. Provision must be made for the integration and co-ordination of the many governmental activities to be undertaken to achieve the objectives of the Plan (i.e. land acquisition and management, reforestation, stream improvements, land rehabilitation and other construction activities.)

7. Provision must be made for the funding of provincial actions for Plan implementation.

8. Provision must be made for the extending of financial assistance to municipalities and others undertaking works and programs implementing the Plan.

9. A procedure must be established to continually monitor the working of the Plan to ensure its applicability and to serve as a sound basis for provincially initiated amendments to the Plan.

10. Decisions must be made on the portions of the Plan to be subject to development control and the allocation of responsibilities between the province and municipalities for the administration of the development control system.

11. Provision must be made for a program of public education and advice to all parties involved in the implementation of the Plan to ensure consistency of interpretation and

application of Plan objectives and policies.

12. Arrangements must be made for technical and financial assistance to municipalities preparing new plans and modifying existing plans to bring them into conformity with the Plan.

13. Provision must be made for provincial land use control pending the delegation of this responsibility, in all or part of the Planning Area, to municipalities.

14. Provision must be made for review of decisions relating to the granting of consents, subdivisions, official plans and other by-laws and undertakings (provincial and municipal) to ensure conformity with the Plan.

All these matters will undoubtedly be discussed during meetings with municipalities, advisory committees and ministers early in 1978.

There are several basic issues relating to the above actions which have already been the subject of extensive discussions in the Commission and where tentative conclusions have been reached. They are presented in this paper as a basis for discussion with municipalities.

Role of the Province

The accomplishment of the objectives expressed in the Niagara Escarpment Planning and Development Act, in the Government Policy Paper of June 1973 and in these Preliminary Proposals necessitates, among other things, a high level of co-ordination between many provincial agencies and municipalities; a consistent application of the provisions of the Plan; and a continuous monitoring of the applicability of the Plan provisions and how its objectives are working.

It is the Commission's view that these fundamental requirements can be most appropriately satisfied through the designation, by the Province, of a single provincial agency with overall responsibility for seeing that the objectives are carried out. This single agency must have sufficient legal and administrative capacity to undertake the role; have a high level of commitment to the achievement of the extremely diverse objectives expressed in the Plan; a relative freedom from other tasks which would tend to reduce its capacity to concentrate on Escarpment issues; and a comprehensiveness of attitude (approach) which would permit a balanced appreciation of the wide range of interests (often

conflicting) which impinge on the Planning Area.

These criteria could be satisfied in a number of ways. The Commission's view is that the most appropriate approach is the establishment of a new authority, reporting to the Provincial Secretary, Cabinet Committee for Resources Development, whose sole task would be the accomplishment of these objectives set out in the Niagara Escarpment Planning and Development Act.

The Commission has considered various ways of dividing responsibility between a number of provincial agencies and municipalities and has concluded that such decentralization would not result in the co-ordinated approach so necessary to the securing of the goal set out in the Act "...maintenance of the Niagara Escarpment and land in its vicinity substantially as a continuous natural environment..."

The specific roles seen by this Commission for the provincial agency charged with overall responsibility for the Escarpment Plan are as follows:

A. Within the Total Area Covered by the Plan

(a) Assistance and advice to municipalities in the administration of the Plan.

(b) Review of all provincial works and programs to determine consistency with the Plan; working with provincial agencies to resolve inconsistencies and to modify works where necessary to permit the maximum contribution towards the achievement of the Plan.

(c) Examination of all proposed official plans and zoning by-laws and where documents are not consistent with the Plan advising the appropriate municipalities and approving Minister or agency.

(d) Continuous review of the Plan to determine relevance and where appropriate recommending amendments to the Provincial Secretary.

(e) Receiving amendment applications to the Plan from provincial agencies, municipalities and individuals, arranging public hearings and making recommendations to the Provincial Secretary.

(f) Undertaking the periodic comprehensive reviews of the Plan required under the Niagara Escarpment Planning and Development Act and reporting to the Provincial Secretary on results of such reviews.

(g) Providing for such assistance as required by

municipalities in adjusting existing local plans to conform to the Plan and in preparing new plans.

B. Within "Central Area" of the Plan

(a) Roles (a) to (g) in A. above.

(b) Administration of system of land use approvals based upon development control.

(c) Close monitoring of all decisions of Committees of Adjustment and Land Division Committees relating to land severances and all plans of subdivisions and where inconsistent with provisions of the Plan initiating representations and/or appeals to constrain; or amending legislation to provide that no decisions made by Land Division Committees on consents shall be made until the agency responsible for development control has given approval; or transferring the functions of approving consent from Land Division Committees to the Escarpment authority so that development permits and the approval of new lots can be dealt with as a single, integrated operation.

Development Control

The Government has stated in its Policy Paper of June 1973 that "the present system of controlling land use through zoning by-laws cannot provide the kind of control needed in a large, varied and environmentally sensitive area such as the Niagara Escarpment". In the Niagara Escarpment Planning and Development Act the government provided for a new system of review of development proposals which provided for the examination of each proposal on its individual merits and, if found consistent with planning policies, would be approved. It was subsequently decided that this approach would be applied during the preparation stage of the Plan for the Niagara Escarpment to approximately 40 per cent of the Planning Area. Such a system has now been in effect for several years. During this period the Commission has dealt with almost 2700 applications for approval to construct.

The Commission, on reviewing its experiences with the development control system, has concluded that the system has worked quite well considering the fact that there was no concrete plan against which to assess each application. It has provided, among other things, an opportunity to deal sensitively with each application made, expeditiously (compared with traditional systems)

and in a manner which took into consideration the policies and objectives emerging through the planning exercise. It has permitted a very large percentage of the applications to be accommodated to the total or substantial satisfaction of the applicants. It is extremely doubtful if the same results could have been secured using traditional zoning practices.

The Commission is convinced that development control can contribute substantially to the accomplishment of the Plan ultimately adopted. It is particularly applicable to those portions of the Plan designated as Scarp, Scarp Protection, Natural, Cultural and Scenic Resource Areas where extreme care must be taken in dealing with building siting, architectural design, building mass relative to natural features of the landscape, landscaping and land reformation, and other details not capable of being adequately prescribed using traditional zoning techniques.

It is further the Commission's view that the remaining parts of the Plan may be dealt with by either development control, zoning by-laws or an appropriate combination of the two systems. The determination of the particular technique to be used outside the "central area" to be made by the municipality having jurisdiction.

The "central area" referred to in the preceding paragraphs should consist of the areas designated as Scarp and Scarp Protection Areas and those Cultural, Natural and Scenic Resource Areas contiguous to the Scarp and Scarp Protection Areas. There will remain a number of Cultural, Natural and Scenic Resource Areas lying outside the "central area". The responsibility for development control in the "central area" should be that of the designated provincial agency, and outside in the remaining parts of the Planning Area that of the appropriate municipality.

One of the main concerns of the Commission in the administration of development control relates to the actions of Land Division Committees in creating new building lots often in a manner inconsistent with municipal and provincial land use policies, and the fact that, in an area of development control the individual contemplating building is often confronted with the gigantic task of securing approvals from at least three

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Forest Areas continued from page 1B

size and dimensions appropriate for the intended use with slope and soil conditions suitable for the long-term operation of a self-contained waste disposal system as determined by the local Medical Officer of Health or other authority having jurisdiction;

(c) will be served by a water supply adequate in quality and quantity for the use intended to the satisfaction of the local Medical Officer of Health or other authority having jurisdiction and obtainable from a source controlled by the owner of the lot;

(d) has direct access, designed so as to minimize traffic hazards, to a publicly-maintained thoroughfare;

(e) will be undertaken in compliance with municipally approved plans, landscaping and building elevation drawings designed to ensure that setbacks and screening will minimize exposure from public roads, and to regulate alterations to grade and drainage, that all signs and lights are as unobtrusive as possible and that the development is compatible with the character of the rural environment.

Residential

14. Limited non-farm residential development, which shall mean single-family dwellings located on lots created by consent, may be permitted provided that any parcels so created, including the remnant, shall be not less than 20 hectares (approx. 50 acres).

15. In granting consents the Committee of Adjustment or Land Division Committee shall require the owner to enter into such agreements with the municipality as may be necessary to:

(a) regulate the siting and appearance of all buildings and structures to minimize their impact on the character of the Forest Area;

(b) ensure the retention of as many existing trees and shrubs as possible and the planting of new ones where appropriate;

(c) minimize the disruptive effect of construction by replanting in accordance with an approved landscaping plan;

(d) regulate alterations to the grade of the land and to the drainage.

16. Non-farm residential development shall be permitted only on lots having:

(a) slope and soil conditions suitable for the satisfactory

long-term operation of an individual self-contained waste disposal system as determined by the authority having jurisdiction;

(b) a water supply, adequate in quality and quantity to the satisfaction of the authority having jurisdiction and obtained from a source controlled by the owner;

(c) direct access to a publicly-maintained thoroughfare.

17. A wayside pit may be permitted in a Forest Area which is not also affected by a Scarp Protection Area provided that the permit to operate a wayside pit shall be valid for a maximum of one year and shall be issued directly only to a public road authority for the purpose of a particular project or contract of road construction.

18. Permits for wayside pits shall not be issued for areas which exceed 1.6 hectares (approx. 4 acres) and from which total material to be excavated exceeds 19,000 cubic metres (approx. 25,000 cubic yards) in any one year.

19. Where a wayside pit is permitted it shall be subject to the policies applicable to Mineral Resource Areas except that after-use shall comply with

the policies applicable to Forest Areas.

Transportation and Utilities

20. Transportation and utility facilities may be permitted only when it can be demonstrated to the satisfaction of the body responsible for the administration of the Plan that:

(a) they are essential;

(b) no reasonable alternative location exists;

(c) appropriate steps will be taken to minimize the impact of such development on the environment.

Non-conforming Uses

21. An existing non-conforming use shall be permitted to continue and may be permitted to expand only where the authority having jurisdiction is satisfied that no significant environmental degradation will result in unusual and exceptional hardship.

22. In the event of destruction of buildings or structures through accidental means:

(a) replacement shall be permitted provided no changes regarding the use, location on the lot and size are proposed; or

(b) changes regarding use, size or location shall be authorized only when it can be demonstrated to the authority having jurisdiction that no

significant environmental degradation will result and the refusal would result in an unusual and exceptional hardship.

Existing Lots of Record

23. An existing Lot of Record may be used for the construction of a single-family dwelling and accessory buildings and structures or other uses permitted in Forest Areas provided that:

(a) the lot is held under distinct and separate ownership from all abutting lots as shown by a registered conveyance in the records of the Registry and Land Titles Office on the date of publication of these Preliminary Proposals; or the lot is created as the result of an acquisition by a public body;

(b) the proposed development conforms to municipal requirements;

(c) the proposed development meets Provincial health requirements;

(d) an application for permission to develop is processed in accordance with the policies of this Plan pertaining to Cultural, Hazard, Natural, Provincial Acquisition, Scarp Protection and Scenic Resource Areas where applicable.

Lakeshore Residential Area

continued from page 3B

Land Division Committee shall require, among other things, that the owner enter into such agreements with the municipality as may be necessary to:

(a) regulate the siting and appearance of all buildings and structures to ensure their compatibility with the character of the lakeshore environment and to avoid conflict with the Agricultural Code of Practice for Ontario as amended from time to time;

(b) ensure the retention of as many existing trees and shrubs as possible and provide for the planting of additional native species where appropriate;

(c) regulate alterations to grade and drainage patterns;

(d) ensure that dwellings are set back sufficiently from the crest of stream valleys and slopes to ensure the structural stability of the building to assist in flood control and slope stabilization and to maximize the aesthetic qualities of such features.

(e) acknowledge that neither the owner nor any subsequent owner shall be entitled to municipal water or sewer services notwithstanding that a

municipality may provide or require that such services be installed if deemed advisable.

5. In approving a plan of subdivision for Lakeshore Residential purposes the authority having jurisdiction shall, among other things, require that the owner shall enter into such agreements with the municipality as may be necessary to:

(a) regulate the siting and appearance of all buildings and structures to ensure their compatibility with the character of the lakeshore environment and to avoid conflict with the Agricultural Code of Practice for Ontario as amended from time to time;

(b) ensure the retention of as many existing trees and shrubs as possible and provide for the planting of additional native species where appropriate;

(c) regulate alterations to grade and drainage patterns;

(d) ensure that dwellings are set back sufficiently from the crest of stream valleys and slopes to ensure the structural stability of the building to assist in flood control and slope stabilization and to maximize the aesthetic qualities of such features.

(e) acknowledge that neither the owner nor any subsequent owner shall be entitled to municipal water or sewer services notwithstanding that a

they are of a small scale, capable of being sustained by private services and provided that the authority having jurisdiction is satisfied that such uses will not conflict with permitted residential uses.

Transportation and Utilities

8. Transportation and utility facilities may be permitted only when it can be demonstrated to the satisfaction of the body responsible for the administration of the Plan that:

(a) they are essential;

(b) no reasonable alternative location exists;

(c) appropriate steps will be taken to minimize the impact of such development on the environment.

Non-Conforming Uses

9. An existing non-conforming use shall be permitted to continue and may be permitted to expand where the authority having jurisdiction is satisfied that no significant environmental degradation will result and that refusal would result in unusual and exceptional hardship.

10. In the event of destruction of buildings or structures

through accidental means:

(a) replacement shall be permitted provided no changes regarding the use, location on the lot and size are proposed; or

(b) changes regarding use, size or location shall be authorized only when it can be demonstrated to the authority having jurisdiction that no significant environmental degradation will result and the refusal would result in an unusual and exceptional hardship.

Existing Lots of Record

11. Notwithstanding that the Lot of Record may have a lesser area or lake frontage than that required by these policies, such lots may be developed for uses permitted in these policies provided that:

(a) the lot is held under distinct and separate ownership from all abutting lots as shown by a registered conveyance in the records of the Registry and Land Titles Office on the date of publication of these Preliminary Proposals or the lot is created as

the result of an acquisition by a public body;

(b) the proposed development conforms to municipal requirements;

(c) the proposed development meets provincial health requirements;

(d) an application for permission to develop is processed in accordance with the policies of this Plan pertaining to Cultural, Hazard, Natural, Provincial Acquisition, Scarp Protection and Scenic Resource Areas where applicable.

Land Lakes

12. In its Official Plan a municipality may, at its discretion, establish a Lakeshore Residential designation on inland lakes but only after taking into account the results of appropriate lake capacity studies carried out by the Provincial Government in consultation with the municipality.

13. Permitted development in a Lakeshore Residential Area on an inland lake shall not commence prior to the approval of a secondary plan which reflects the capacity of the lake to sustain the proposed uses.

General Rural Areas continued from page 2B

following types of commercial and industrial development may be permitted on lots or parcels smaller than the minimum 20 hectares (approx. 50 acres) required under policy 3, only when it can be demonstrated that a designated Urban or Minor Urban Area would not be a more suitable location:

(a) small-scale, farm-related commercial uses;

(b) storage of farm produce;

(c) small-scale, farm-related industrial uses;

(d) commercial uses related to recreation (including overnight accommodation and service establishments) may be permitted in General Rural Areas provided that:

(i) it can be demonstrated to the satisfaction of the authority having jurisdiction that development at such a location is essential to and dependent upon recreational uses;

(ii) the development is of a small scale, capable of being sustained by private services and compatible with the objectives expressed in this policy.

20. Where recreation-related commercial uses are permitted under policy 19 (d) above, they shall be subject to a zoning by-law amendment which shall ensure that the proposed development:

(a) utilizes, wherever possible, those lands least suited for present and future agricultural development;

(b) will be located on a lot of size and dimensions appropriate for the intended use with slope and soil conditions suitable for the long-term operation of a self-contained waste disposal system as determined by the local Medical Officer of Health or other authority having jurisdiction;

(c) will be served by a water supply adequate in quality and quantity for the use intended to the satisfaction of the local Medical Officer of Health or other authority having jurisdiction

and obtainable from a source controlled by the owner of the lot;

(d) has direct access, designed so as to minimize traffic hazards, to a publicly-maintained thoroughfare;

(e) will be undertaken in compliance with municipally approved plans, landscaping and building elevation drawings designed to ensure that setbacks and screening will minimize exposure from public roads, to regulate alterations to grade and drainage, to ensure that all signs and lights are as unobtrusive as possible and to ensure that the development is compatible with the character of the rural environment.

Non-Conforming Uses

25. An existing non-conforming use shall be permitted to continue and may be permitted to expand only where the authority having jurisdiction is satisfied that no significant environmental degradation will result, and that refusal would result in unusual and exceptional hardship.

26. In the event of destruction of buildings or structures through accidental means:

(a) replacement will be permitted provided no changes regarding the use, location on the lot and size are proposed; or

(b) changes regarding use, size or location shall be authorized only when it can be demonstrated to the authority having jurisdiction that no significant environmental degradation will result, and that refusal would result in unusual and exceptional hardship.

Existing Lots of Record

27. Notwithstanding that an existing lot of record may have a lesser area than that required by policy 3 and that the existing maximum density would exceed that permitted under policies 13 and 16, such lot may be used for the construction of a single-family dwelling and accessory buildings and structures or other uses permitted in the General Rural Policy provided that:

(a) the lot is held under distinct and separate ownership from all abutting lots as shown by a registered conveyance in the records of the Registry and Land Titles Office on the date of publication of these Preliminary Proposals or the lot is created as the result of an acquisition by a public body;

(b) the proposed development conforms to municipal requirements;

(c) the proposed development meets Provincial health requirements;

(d) an application for permission to develop is processed in accordance with the policies of this Plan pertaining to Cultural, Hazard, Natural, Provincial Acquisition, Scarp Protection and Scenic Resource Areas where applicable.

responsible for the administration of the Plan that:

(a) they are essential;

(b) no reasonable alternative location exists;

(c) appropriate steps will be taken to minimize the impact of such development on the environment.

Non-Conforming Uses

25. An existing non-conforming use shall be permitted to continue and may be permitted to expand only where the authority having jurisdiction is satisfied that no significant environmental degradation will result, and that refusal would result in unusual and exceptional hardship.

26. In the event of destruction of buildings or structures through accidental means:

(a) replacement will be permitted provided no changes regarding the use, location on the lot and size are proposed; or

(b) changes regarding use, size or location shall be authorized only when it can be demonstrated to the authority having jurisdiction that no significant environmental degradation will result, and that refusal would result in unusual and exceptional hardship.

Existing Lots of Record

27. Notwithstanding that an existing lot of record may have a lesser area than that required by policy 3 and that the existing maximum density would exceed that permitted under policies 13 and 16, such lot may be used for the construction of a single-family dwelling and accessory buildings and structures or other uses permitted in the General Rural Policy provided that:

(a) the lot is held under distinct and separate ownership from all abutting lots as shown by a registered conveyance in the records of the Registry and Land Titles Office on the date of publication of these Preliminary Proposals or the lot is created as the result of an acquisition by a public body;

(b) the proposed development conforms to municipal requirements;

(c) the proposed development meets Provincial health requirements;

(d) an application for permission to develop is processed in accordance with the policies of this Plan pertaining to Cultural, Hazard, Natural, Provincial Acquisition, Scarp Protection and Scenic Resource Areas where applicable.

regarding the use, location on the lot and size are proposed; or

(b) changes regarding use, size or location shall be authorized only when it can be demonstrated to the authority having jurisdiction that no significant environmental degradation will result and the refusal would result in an unusual and exceptional hardship.

Existing Lots of Record

27. Notwithstanding that an existing lot of record may have a lesser area than that required by policy 3 and that the existing maximum density would exceed that permitted under policies 13 and 16, such lot may be used for the construction of a single-family dwelling and accessory buildings and structures or other uses permitted in the General Rural Policy provided that:

(a) the lot is held under distinct and separate ownership from all abutting lots as shown by a registered conveyance in the records of the Registry and Land Titles Office on the date of publication of these Preliminary Proposals or the lot is created as the result of an acquisition by a public body;

(b) the proposed development conforms to municipal requirements;

(c) the proposed development meets Provincial health requirements;

(d) an application for permission to develop is processed in accordance with the policies of this Plan pertaining to Cultural, Hazard, Natural, Provincial Acquisition, Scarp Protection and Scenic Resource Areas where applicable.

Cultural Areas continued from page 9B

acquiring, enhancing, maintaining and restoring Cultural Areas:

3. that the Province encourage an ongoing program of comprehensive and systematic

surveys of Cultural Areas;

4. that more information be provided to the general public by both Provincial and municipal governments to increase awareness of the Cultural Areas of the Niagara Escarpment Planning Area;

5. that the public in general, and municipalities in particular, be informed by the Province of the range of existing programs and legislation which can be used for the protection and enhancement of important Cultural Areas.

Mineral Resource Areas

continued from page 4B

or county council having jurisdiction shall be made directly to the Minister of Natural Resources whose decision shall be final.

24. Except in accordance with the provision of policy 17, the Minister shall not issue a new licence for any pit, quarry, or mine or permit for any wayside pit within the Niagara Escarp-

ment Planning Area, following the date of provincial acceptance of this Plan, unless the application has been approved by a resolution of the council having jurisdiction.

19. A licence issued under the provisions of policy 2 shall be reviewed in consultation with the county or municipality at least once each year and shall be

suspended if operations are not being conducted in accordance with the terms and conditions of the licence or approved site plan or if there is a breach of any provincial or municipal law.

20. A licence suspended pursuant to policy 19 may be reinstated when the grounds for suspension cease to exist.

... continued on page 19B

Special & Mixed Agriculture Areas continued from page 7B

Health or other authority having jurisdiction;

(g) the lot severed will be served by a water supply adequate in quality and quantity for the use intended to the satisfaction of the local Medical Officer of Health or other authority having jurisdiction and obtainable from a source controlled by the owner of the lot;

(h) direct access is available to a year-round publicly-maintained thoroughfare;

(i) where possible the location of buildings should not violate the Agricultural Code of Practice of Ontario as amended from time to time.

12. In granting consent for retiring farmers the Committee of Adjustment or Land Division Committee shall require, among other things, that the owner enter into such agreements with the municipality as may be necessary to:

(a) regulate the siting and appearance of all buildings and structures to ensure their compatibility with the character of the rural environment and to avoid conflict with the Agricultural Code of Practice of Ontario as amended from time to time;

(b) ensure the retention of as many existing trees and shrubs as possible and provide for the planting of additional native species where appropriate;

(c) regulate alterations to grade and drainage patterns;

(d) ensure that dwellings are set back sufficiently from the crest of stream valleys and slopes to ensure the structural stability of the building, to assist in flood control and slope stabilization and to maximize the aesthetic qualities of such features;

(e) acknowledge that neither the owner nor any subsequent owner shall be entitled to

municipal water or sewer services notwithstanding that a municipality may provide or require that such services be installed if deemed advisable.

13. The creation of lots by consent other than for retiring farmers will not be permitted except when:

(a) an extra dwelling becomes surplus to the needs of the farmer when two or more farms have been amalgamated, in which case a consent may be granted provided that the lot severed with the house is no more than 0.4 hectare (approx. 1 acre) wherever possible and the dwelling unit meets with municipal standards; or

(b) the parcels created constitute viable farming units as may be determined to the satisfaction of the Ministry of Agriculture and Food.

Forestry

14. The clearing of woodlots, hedgerows or other forested land will be permitted only when it can be shown to the Minister of Agriculture and Food to be essential to the agricultural operation and will not result in significant environmental degradation.

15. The planting of native trees and shrubs shall be encouraged on the least productive lands where it will not interfere with the agricultural operation.

16. Landowners will be encouraged to plant hedgerows along boundary fences to assist in erosion control, to provide shelter for crops and livestock, to provide a habitat and travel corridor for birds and small animals, and to improve the quality of the rural landscape.

Wayside Pits

17. A wayside pit may be permitted in a Special or Mixed Agriculture Area which is not also affected by a Scarp Protection Area provided that the permit to operate a wayside pit shall be valid for a maximum of one year and shall be issued directly only to a public road authority for the purpose of a particular project or contract of road construction.

18. Permits for wayside pits shall not be issued for areas which exceed 1.6 hectares (approx. 4 acres) and from which total material to be excavated exceeds 19,000 cubic metres (approx. 25,000 cubic yards) in any one year.

19. Where a wayside pit is permitted it shall be subject to the policies applicable to Mineral Resource Areas except that after-use shall comply with the policies applicable to Special and Mixed Agriculture Areas.

Transportation and Utilities

20. Transportation and utility facilities may be permitted only when it can be demonstrated to the satisfaction of the body responsible for the administration of the Plan that:

(a) they are essential;

(b) no reasonable alternative location exists;

(c) appropriate steps will be taken to minimize the impact of such development on the environment.

Non-Conforming Uses

21. An existing non-conforming use shall be permitted to continue and may be permitted to expand only where the authority having jurisdiction is satisfied that no significant environmental degradation will

result and that refusal would result in unusual and exceptional hardship.

22. In the event of destruction of buildings or structures through accidental means:

(a) replacement shall be permitted provided no changes regarding the use, location on the lot and size are proposed; or

(b) changes regarding use, size or location shall be authorized only when it can be demonstrated to the authority having jurisdiction that no significant environmental degradation will result and the refusal would result in an unusual and exceptional hardship.

Existing Lots of Record

23. An existing lot of record may be used for the construction of a single-family dwelling and accessory buildings and structures or other uses permitted in Special and Mixed Agriculture Areas provided that:

(a) the lot is held under distinct and separate ownership from all abutting lots as shown by a registered conveyance in the records of the Registry and Land Titles Office on the date of publication of these Preliminary Proposals, or the lot is created as the result of an acquisition by a public body;

(b) the proposed development conforms to municipal requirements;

(c) the proposed development meets Provincial health requirements;

(d) an application for permission to develop is processed in accordance with the policies of this Plan pertaining to Cultural, Hazard, Natural, Provincial Acquisition, Scarp Protection and Scenic Resource Areas where applicable.

RECOMMENDATIONS FOR FEDERAL-PROVINCIAL ACTION

The Commission recognizes— That there is a difference between the preservation of agricultural lands and the maintenance of a viable agricultural industry;

That it is not possible to maintain land in agricultural production unless there is a fair return to the farmers' investment of capital, labour and managerial skills; and

That while it is beyond the scope of a land use plan to provide solutions to all these problems it is the Commission's responsibility to suggest appropriate measures to be taken to support the objectives of its mandate and therefore recommends:

(a) that all levels of Government co-operate to provide low-cost financing to farmers wishing to build a second farm-related dwelling without creating a separate lot;

(b) that the Federal and Provincial Governments give top priority to the monitoring and expansion of existing programs, as well as the initiation of new programs to guarantee that those engaged in agricultural production will not be subjected to unfair competition. In particular, joint action should be taken to implement measures for the control of production and the regulation of imports;

(c) that jointly, the appropriate federal and provincial ministries improve their programs to promote a high level of efficiency in the agricultural sector by increasing grants, expanding advisory services, providing more low interest loans for land and equipment purchase.

Bruce Trail continued from page 58

(a) where the Optimum Route coincides with the existing alignment, the existing alignment shall be regarded as the location of the Optimum Route; or

(b) where parts of a former route are incorporated as part of the Optimum Route, vestiges of the old footpath and old blazes shall be used to indicate the location of the Optimum Route;

(c) where the Bruce Trail has not previously existed, background field survey notes shall be used to indicate the location of the Optimum Route.

3. In all instances, each landowner shall be consulted in the process of establishing a precise location for the Optimum Route where his property is involved. The effect of the Trailway on existing uses, buildings and structures and on the privacy of the owner shall be held to a minimum.

Securing the Optimum Route

4. The Provincial government shall secure the Optimum Route for the Bruce Trail through the gradual acquisition of the Trailway in accordance with guidelines contained in policy 6.

5. The Provincial government may utilize such interim measures as easements and leases in order to establish the Optimum Route prior to its acquisition on a more permanent basis.

6. The Provincial government should adopt a flexible approach in acquiring title to the Trailway using such options as the following provided the option is satisfactory to both government and the individual landowner:

(a) the suitability of purchase and sale back or purchase and lease back procedures should be evaluated wherever properties along the Optimum Route become available on the open market;

(b) where landowners wish to

sell title to the Trailway to the Provincial government, all expenses associated with the transactions including land transfer taxes, legal fees and surveys should be absorbed by the Provincial government. As a condition of sale, landowners should be able to request the Provincial government to construct structures such as stiles or to undertake certain management procedures to ensure that the Trailway will have a minimal effect on adjacent land;

(c) the Provincial government should establish and clearly explain a procedure by which donations of land for a Trailway may be claimed as tax deductions by their donors;

(d) the Provincial government should investigate the possibility of trading its surplus land for property along the Optimum Route with cash transfers to equalize possible differences in property values;

(e) the Provincial government may resort to expropriation only in cases where all reasonable efforts to acquire Trailway lands or interests therein by negotiations have failed.

Maintenance

7. Maintenance includes all measures necessary to keep the Trailway and associated facilities in a condition suitable to meet the needs of trail users. Without restricting the foregoing, such maintenance shall consist of the following:

construction and upkeep of all structures directly related to the Trailway such as bridges and stiles, construction and upkeep of campsites, posting and upkeep of signs and blazes, remedial measures to repair eroded portions of the Footpath, clearing and brushing of the Footpath, removal of litter, construction involved with rerouting of the Footpath.

8. On public lands developed with facilities for recreation and

other uses such as electric power utilities, the authority having jurisdiction shall be responsible for maintenance of the Trailway in co-operation with the Bruce Trail Association unless agreements are made to transfer responsibility to the Bruce Trail Association. On all other lands maintenance shall be the responsibility of the Bruce Trail Association.

9. All maintenance shall meet the standards outlined in the Bruce Trail Manual or such other publication as the Provincial government may produce.

10. The Ministry of Natural Resources shall be responsible for fire protection and may enter into agreements for fire protection with the local municipalities for the Bruce Trail area.

Associated Facilities

11. Designated campsites or some form of overnight accommodation where hikers may stay overnight shall be provided at intervals that will permit end-to-end long-distance travel.

12. The undue proliferation of campsites shall be discouraged and the development of public

hostel-type accommodation shall be encouraged supplemented by a program to stimulate the increased use of privately-operated facilities such as campgrounds, tourist homes, motels and hotels.

13. Within public campgrounds adequate space for walk-in camping shall be reserved to accommodate backpackers using the Bruce Trail. Small parking areas should be acquired and maintained as needed at access points where use is heavy or where roadside parking presents a hazard to traffic or interferes with road maintenance operations.

14. Public lands shall be used to meet and maintain parking requirements wherever possible

15. The design and location of parking areas shall be subject to approval by the authority having jurisdiction and provision shall be made for periodic maintenance and snow removal. Use shall be restricted to vehicle parking only.

16. Only a limited number of additional access points shall be permitted north of Warton in order to preserve the wilderness character of the Trail on the upper Bruce Peninsula. Normally new accesses shall be permitted only in the vicinity of hamlets where minor extensions of the local road network may occur.

17. A standard system of signs, distinct from others which might be used in the vicinity of the Bruce Trail shall be developed by the Bruce Trail Association in co-operation with the authority having jurisdiction.

18. The proximity and location of the Bruce Trail shall be considered as design criteria wherever development of lands near the Trailway takes place.

Regulations

19. Methods of travel other than walking, cross-country skiing and snowshoeing shall not be permitted within the Trailway except at a limited number of crossings. The crossing shall be approximately at right angles to the central axis of the Trailway and shall be situated where natural and/or artificial barriers will effectively prevent access to the Bruce Trail by persons using unauthorized forms of travel.

20. Camping on the Bruce Trail shall be permitted only at designated sites.

21. Stays at public campsites specifically designated for the use of backpackers on the Bruce Trail shall be limited to one night under normal circumstances.

22. The Provincial government shall introduce legislation

governing the following aspects of the use on the Bruce Trail:

(a) all open fires shall be restricted to campfires supervised by on-site parks staff. Elsewhere only portable stoves shall be used for heating and cooking;

(b) littering shall be unlawful within and adjacent to the Trailway;

(c) firearms shall be discouraged within the Trailway. The discharge within, across or into the Trailway shall be prohibited;

(d) the unauthorized removal or modification of any material such as plants, minerals and animals from or within the Trailway shall not be permitted;

(e) methods of travel shall be in compliance with policy 20.

23. A permit system for overnight camping may be instituted on critical areas on the Bruce Trail, for example, between Tobemorey and Dyer Bay. Permits will be obtained at specified access points and checks by parks personnel and patrols will ensure that acceptable levels of use take place.

24. The Provincial government shall promote a widespread educational program to cultivate a greater public awareness of the trail user's code.

25. The Provincial government shall ensure that where the Trailway exists on privately-owned lands the landowner is protected against liability of trail-users and against property damage by trail-users.

26. Through the Bruce Trail Book and other published material the Bruce Trail Association and the Ministry of Natural Resources shall stress the hazards of using some sections of the Trail during hunting seasons and advise users where detailed information may be obtained concerning open hunting seasons in different areas.

27. The Provincial government shall introduce legislation

Scenic Drives

continued from page 58

possible and in any event shall not exceed two lanes.

3. Reconstruction or minor realignment to promote safety and management requirements shall be permitted for minimal lengths provided that no serious detrimental damage to the environmental and/or scenic quality will result.

Vegetation

4. The retention of existing trees and shrubs will be promoted throughout the length of the route unless it can be shown that:

(a) removal would substantially increase road safety or aesthetics without adversely affecting the scenic or environmental quality;

(b) no natural clearing is available to provide for a pull-off area which would allow access to an exceptional vista or trail;

(c) such vegetation, which through disease or damage, poses a potential safety hazard to the Scenic Drive, associated facilities or surrounding vegetation.

5. Where replanting is used to upgrade areas of low scenic quality, to control erosion or drifting snow or any other associated uses, indigenous species will be used.

Associated Facilities

6. New roadside facilities, such as picnic areas, scenic lookouts or other points of interest, may be incorporated along the Scenic Drive routes at strategic locations and wherever possible will:

(a) be located in areas which combine several points of interest in one location;

(b) be located in areas which require little or no clearing of existing vegetation and which will not affect any sensitive environmental areas.

7. New facilities should be set back and all facilities should be screened to reduce any interference or annoyance from passing traffic.

8. Signage, other than the standard provincial requirements, for commercial or roadside facilities, shall be uniform in construction

materials and location similar to criteria specified in Parks Canada Sign Manual, Parks Canada, 1975.

Development

9. Except in Urban or Minor Urban Areas, where new commercial, industrial or residential development is permitted under the policies for land use designations, new development will be allowed adjacent to a Scenic Drive provided that:

(a) the resulting access points do not jeopardize the safety and/or the Scenic Drive experience;

(b) every effort is made to enrich and maintain the visual quality of the Scenic Drive either through effective screening or landscaping.

Information

10. A guidebook should be prepared and made available showing the Scenic Drive routes, descriptions and locations of interest points, roadside facilities and the location of services.

Urban Areas Background Data

continued from page 8B

The latter approach was generally accepted as a preliminary stance pending consultations with municipalities and affected provincial ministries following the publication of the Preliminary Proposals. In the Regional Municipality of Niagara the Commission recognized also the Cabinet decision (February 16, 1977) re: Niagara Regional Urban Boundaries.

Having adopted this "existing area" approach the Commission was confronted with the task of defining the areas actually used for urban purposes at a particular time (1974). This time was selected primarily because of the availability of large scale aerial photographs for that period. There are no generally accepted quantitative standards known that provide a basis for defining areas as urban. In the absence of such standards the Commission established its own methods of classification. The methods used, including consideration of existing, typical building densities within the intensively built-up portions of each urban community, the degree of continuity of the urban pattern, and other factors (high in subjective judgement), produced a reasonable approximation of urban areas considered suitable for purposes of these Preliminary Proposals. It is recognized that it is only an approximation designed to provide a base upon which the provisions incorporated in the proposed policy paper are to apply. Detailed examination by municipalities and the Ministry of Housing will undoubtedly bring out many specific points where there will be differences of opinion as to whether the areas designated are, or are not, urban.

It is important to understand that the "Urban Areas" mapped on Schedule A are general representations of the extent of urban areas in 1974. With the exception of certain parts of the Regional Municipality of Niagara there is no attempt to indicate on Schedule A the shape of urban areas at any future point in time.

RESTORATION

23. Every operator within the Niagara Escarpment Planning Area shall contribute to a provincial fund in an amount to be determined from time to time to be used exclusively for the restoration of abandoned pits or quarries within the Niagara Escarpment Planning Area.

24. The abandoned pit and quarry restoration fund established under policy 23 may be used to purchase property or provide direct grants or loans to individual property owners or municipalities.

25. The Province shall introduce legislation to enable the Ministry of Natural Resources to enter upon any lands within the Niagara Escarpment Planning Area and to use monies from the fund established under policy 23 to effect rehabilitation measures where such is deemed by the Minister to be in the public interest.

NON-CONFORMING USE

26. An existing non-

conforming use within a designated Mineral Resource Area shall be permitted to continue and may be permitted to expand only when it can be sufficiently demonstrated to the authority having jurisdiction that no significant environmental degradation will result, and that refusal would result in unusual and exceptional hardship.

27. In the event of destruction of buildings or structures through accidental means:

(a) replacement shall be permitted provided no changes regarding the use, location on the lot and size are proposed, or

(b) changes regarding use, size or location shall be authorized only when it can be demonstrated to the authority having jurisdiction that no significant environmental degradation will result and the refusal would result in an unusual and exceptional hardship.

EXISTING LOTS OF RECORD

28. An existing lot of record may be used for the construction of a single-family dwelling and accessory buildings and structures or other uses permitted in the Mineral Resource Areas policy provided that:

(a) the lot is held under distinct and separate ownership from all abutting lots as shown by a registered conveyance in the records of the Registry or Land Titles Office on the date of publication of these Preliminary Proposals; or the lot is created as the result of an acquisition by a public body;

(b) the proposed development conforms to municipal requirements;

(c) the proposed development meets provincial health requirements;

(d) an application for permission to develop is processed in accordance with the policies of this Plan pertaining to Cultural, Hazard, Natural, Provincial Acquisition, Scarp Protection and Scenic Resource Areas where applicable.

Natural Areas

continued from page 10B

agreements with a landowner whose property falls within a Natural Area.

Recognizing the role of Provincial and municipal governments in the protection and enhancement of important Natural Areas in the Niagara Escarpment Planning Area, the Commission recommends:

1. that the Province continue studies to locate and identify fish and wildlife species within the Niagara Escarpment Planning Area, which are rare, threatened, or vulnerable to man's activities, and where not already done, include these in the regulations under The Endangered Species Act as amended from time to time. The habitats of these species should be defined and protected by selective acquisition;

2. that the Province intensify studies to locate and identify sensitive or scarce wintering habitats, breeding habitats, and migratory resting areas within the Niagara Escarpment Planning Area. The areas should be protected by selective acquisition;

3. that the Province continue interpretive programs within the Niagara Escarpment

Planning Area to provide the public with knowledge concerning fishery and wildlife phenomena, ecology and resource management. These programs, where possible, should take advantage of suitable public lands;

4. that the Province provide additional funds and expert advice to municipalities and property owners where applicable, for assistance in designating, protecting, acquiring, enhancing, maintaining and restoring Natural Areas;

5. that the Province encourage an ongoing program of comprehensive and systematic surveys of Natural Areas;

6. that more information be provided to the general public by both Provincial and municipal governments to increase awareness of the Natural Areas of the Niagara Escarpment Planning Area;

7. that the public in general, and municipalities in particular, be informed by the Province of the range of existing programs and legislation which can be used for the protection and enhancement of important Natural Areas.

Administration of the Plans

continued from page 14B

different sources before building may legally commence.

The fact that there is no legal obligation to issue a development permit when a new lot is established by a Land Division Committee does not help the development control authority much when they are confronted with an application to build from an owner who has already

invested heavily in the new parcel. Even when the lot is inappropriate where viewed from the standpoint of objectives of the municipality and Province it is often extremely difficult to refuse to grant approval.

The Commission feels strongly that a more integrated system of lot approval, development permit and building permit must be established if

development control is to work well. One approach is to require that no consent be granted until the proposed development is approved by the development control authority. Another is to transfer the responsibility for granting consents, particularly in the central area of the Plan, from the Land Division Committee to the authority granting the development control permit.

General Water Resources

Mineral Extraction

15. Where mineral and aggregate extraction is permitted it shall be subject to the following conditions:

(a) documentary information, sufficient to enable the authority having jurisdiction to determine the effect of the proposal on water resources, shall accompany a licence application;

(b) adverse effect on water resources may be given as grounds for refusal of a licence;

(c) provisions to offset adverse effects on water resources may be attached as conditions to a licence approval.

Addendum

Recommendations

Recognizing the role of the Ministry of Natural Resources in the enhancement and protection of the fisheries and wildlife of the Niagara Escarpment Planning Area, the Commission recommends that:

1. the Ministry continue studies to locate and identify aquatic species within the Planning Area, which are rare, threatened, or vulnerable to man's activities, and where not already done, include these in the regulations under The Endangered Species Act of 1971;

continued from page 12B

The habitats of these species should be defined and protected by selective acquisition;

2. the Ministry intensify studies to locate and identify sensitive or scarce spawning areas within the Planning Area. These areas should be protected by selective acquisition;

3. the Ministry shall continue interpretive programs within the Planning Area to provide the public with knowledge concerning fisheries phenomena, ecology and resource management. These programs, where possible, should take advantage of suitable public lands.

Escarpment Views



Cave entrance at Hope Bay Cove, Bruce Peninsula.



Webster's Falls, Dundas.



Tobermory Harbour, Tobermory, Ontario.



(Flower Pot Island, near Tobermory), Ontario.



Escarpment, Colpo Bay, Ontario.



Red Bay, Ontario.



Log cabin and lime kiln, Balls Falls Conservation Area near Beamsville.



The Commission Members and Advisory Committees

The Niagara Escarpment Commission which is charged with the responsibility of preparing a plan for the Niagara Escarpment Planning Area is made up of 17 members — nine representatives of the public-at-large and one representative nominated by each of the eight counties and regional municipalities within the Planning Area.

Working in parallel with the Commission are two Advisory Committees.

The Advisory Committees consist of 19 municipal council representatives and planners who serve on the Regional and County Advisory Committee and 13 representatives from various interest groups who serve on the Interest Groups Advisory Committee.

Members of the Niagara Escarpment

Commission are:
Representing Counties and Regional Municipalities:
Bruce: Jack Johnstone
Grey: Robert W. Mackey
Simcoe: Edgar Currie
Dufferin: Paul Gallagher
Peel: Alex Raeburn
Hamilton-Wentworth: Robert McNairn
Halton: Roy Booth
Niagara: Ivan Buchanan

Representing the Public-at-Large:
Robert Bateman, Rockwood
John Boeckh, Alton
Lee Symmes, Terra Cotta
Leo Bruzese, Pelham
Gary Harron, Allenford
Robert Keast, Thornbury
Raymond Lowes, Hamilton
Mrs. Anne MacArthur, Milton

The Planning Area is made up of parts of eight Counties-Regions as shown on the following table:

COUNTY-REGIONAL MUNICIPALITY	AREA WITHIN THE PLANNING AREA	
	Hectares	Acres
Co. of Bruce	105,200	260,000
Co. of Dufferin	53,400	131,900
Co. of Grey	151,300	376,300
Co. of Simcoe	25,600	63,300
R.M. of Halton	25,600	73,200
R.M. of Hamilton-Wentworth	37,000	91,400
R.M. of Niagara	78,300	193,400
R.M. of Peel	31,200	77,100
TOTAL PLANNING AREA	511,600	1,266,600

NOTES: Figures are approximate.

Figures for Bruce Co. exclude Indian Reserves.

Letter from Chairman

From page 1-A

opportunity will be during the 4-month period following the publication of the proposed Plan this Fall. Others will be during the public hearings and, possibly, written comments directly to Cabinet when the Plan is before the Cabinet for consideration.

The Preliminary Proposals represent our thoughts at this time on issues which should be faced and actions to be taken to accomplish the charge that has been given to us. In responding to these proposals we wish from municipalities and the general public not only their

concerns about the validity of our perception of problems and methods of approach but also suggestions as to alternative methods of approach. The preparation of this Plan will have many implications for municipalities, provincial ministries, and the public (both resident in the Escarpment area and the general public of Ontario) — we must know what these implications are if the Plan is to result in the accomplishment of the objectives set for us. We need your assistance.

Yours truly,
Ivor McMullin
Chairman

12 Step Program (Con't.)

From page 2-A

prepared by the Commission it be published and made available to all interested persons. It also requires that a minimum period of four months be provided, after the publication of the proposed Plan, for comments to be made to the Commission by any person. "During this review period," Mr. McMullin stated, "the Commission will do everything possible to see that everyone who wishes to examine the proposed Plan has a full opportunity to do so."

Public Hearings

After the review period, the formal public hearings required by the Act will be held throughout the Planning Area.

"We anticipate that the formal public hearings will be underway about this time next year. How long the hearings will last cannot be forecast at this time. There are just too many immeasurable factors, including the number of individuals and agencies that will wish to make presentations to the hearing officers and the complexity of the issues raised."

Following the report of the hearing officers to the Commission, the Commission will consider the report and in turn make its recommendations to the provincial government. The ultimate approval of the Plan adopted for the Niagara Escarpment Planning Area rests with the Lieutenant-Governor in Council.

Members Appointed to the Niagara Escarpment Regional and County Advisory Committee:

Regional Municipality of Niagara:
Chairman John E. Campbell
Planning Director Alan Veale
Regional Municipality of Hamilton-Wentworth:
Chairman Mrs. Anne Jones
Planning Commissioner Douglas Lychak
Regional Municipality of Halton:
Chairman R.B. Morrow
Regional Planning Director Edward R. Cumming
Regional Municipality of Peel:
Chairman Louis H. Parsons
Planning Commissioner Peter E. Allan
County of Dufferin:
Gordon Oldfield
Connie Broderick — Chairman, Land Division Committee
County of Simcoe:
Orville Hughes
William Cooper, Associate Agricultural Representative
County of Grey:
Lorne Lemon
West Grey Planning Director Robert List
East Grey Planning Director Ross Arthur
City of Owen Sound:
Mayor R.E. Rutherford
Planning Director J. Kent Murray
County of Bruce:
Reeve of Lindsay Township Milton Hayes

Planning Director, Bruce Peninsula Planning Board
Donald Scott

Mr. Louis Parsons is the Chairman of the Regional and County Advisory Committee. Members Appointed to the Niagara Escarpment Interest Groups Advisory Committee:

Warren Wiley, St. Catharines, Ontario Federation of Agriculture; J.L. Caylor, Toronto, Aggregate Producers' Association of Ontario; William Powell, Ancaster, Chairman's Committee, Conservation Authorities of Ontario;

Philip R. Gosling, Guelph, The Conservation Council of Ontario; Professor Kirk Wipperfurth, Toronto, Ontario Camping Association; Lloyd Thomson, Orangeville, Niagara and Mid-Western Ontario Travel Association; Douglas McLay, Stokes Bay, Georgian-Lakelands Travel Association; Mrs. Hilde Morden, New Hamburg, Federated Women's Institutes of Ontario; Eric Kennedy, Islington, The Bruce Trail Association; George Martin, St. Catharines, The Urban Development Institute; William Bell, London, Ontario Federation of Anglers and Hunters, Inc.; James Ott, Cambridge, Federation of Ontario Cottagers' Associations; Howard Awrey, Hillsburgh, Ontario Real Estate Association.

Mr. William Powell is the Chairman of the Interest Groups Advisory Committee.

Escarpment proposals

From page 2-A

legislation requires it, but because such input, in terms of constructive criticism... is essential if the Plan is to work well."

The Commission also plans to conduct public meetings and to establish "drop-in" information centres at its offices in Georgetown, Clarksburg and Grimsby to obtain public comment on the Preliminary Proposals.

Copies of the Proposals are available on request from all three Niagara Escarpment Commission offices.

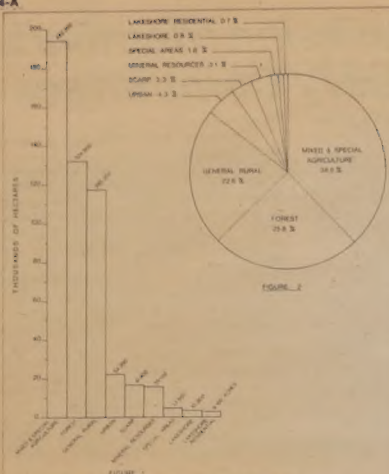
Land-use maps showing the areas covered by the policies in the Preliminary Proposals are available for inspection at the Commission's offices and will be provided to public libraries and the municipal offices within the Planning Area.

The Preliminary Proposals identify and map

eleven basic land-use designations and seven "overlay" designations in addition to proposing various objectives and policies for the designated areas.

The basic designations are: forest areas, general rural, lakeshore, lakeshore residential, mineral resource, scarp, scenic drives, Bruce Trail, special and mixed agriculture, special areas and urban areas.

See page 4-A



NIAGARA ESCARPMENT COMMISSION cartographers are shown examining a three dimensional map of the Escarpment Planning Area which the Commission will use at public meetings to illustrate proposed land uses.

Goals (Con't.)

From page 2A

- (c) policies to co-ordinate the planning and development programs of the various ministries for the Niagara Escarpment Planning Area;
- (d) policies to co-ordinate planning and development among municipalities within the Niagara Escarpment Planning Area;
- (e) policies designed to ensure compatibility of

development by the private sector;

(f) such other policies as are, in the opinion of the Minister, advisable for the implementation of the Plan; and shall contain such programs and policies as each minister, provincial secretary or other person having charge of a ministry desires to be incorporated in the Plan, insofar as the Commission considers it practicable.

Why all the fuss

From page 1-A

of Ontario's river systems are located within the Planning Area. The porosity and large underground storage capacity of many bedrock formations also exert a major influence on stream flows and water quality.

The streams and rivers of the Escarpment provide hydro-electric power generation, a supply of water for agriculture and domestic use, as well as for recreational uses such as boating and fishing.

The bedrock formations also have value as a source of aggregate for road-building and construction in Ontario.

About 39,000 acres or 3 per cent of the Planning Area has been designated as mineral resource areas in the Niagara Escarpment Commission's Preliminary Proposals.

The climate and soils of the Planning Area, particularly in the Niagara Peninsula, have created one of the world's best tender fruit belts.

And, of course, there are the plants and animals of the Escarpment.

The forest cover and unique environments associated with the Escarpment have enabled the area to become a refuge for numerous species of

rare ferns and orchids, and for a variety of animal species, including the Massasauga Rattlesnake, black bear, and the Virginia white butterfly.

Offshore islands in the northern part of the Planning Area provide ideal breeding grounds for shore birds, gulls and herons. And farm woodlots and hedgerows form a habitat ideal for song-birds, hawks, pheasants, rabbits and fox.

In all, within the Escarpment area, 72 notable geological formations have been identified, 68 waterfalls, 806 archeological and historic sites, 169 scenic vantage points, 70 wildlife habitats, and more than 100 special interest types of flowers and plants.

For approximately two decades, pressures for development of the Niagara Escarpment Area have been intense.

In response to a growing public interest and concern for the future of the Niagara Escarpment, the Province commissioned the Niagara Escarpment Study in 1968, followed by the Niagara Escarpment Task Force in 1972. As a result, the Niagara Escarpment Planning and Development Act was passed in 1973 and the Niagara Escarpment Commission was formed with a mandate to prepare a Plan for protecting and enhancing this area now designated as the Niagara Escarpment Planning Area.

Escarpment proposals

From page 3-A

Other designations which "overlay" and include some of the basic designations are: cultural, hazard, minor urban, natural areas, provincial acquisition areas, scarp protection areas and scenic resource areas.

In addition, there are proposed policies that apply

in varying degrees throughout the Planning Area. These involve water resources, recreation, transportation and utilities and the administration of the Plan.

"We're hoping the municipalities will be able to provide us with their

comments on the Preliminary Proposals as soon as possible so we can draft and publish our proposed Plan by early Fall," Mr. McMullin said.

When the proposed Plan is completed, formal public hearings on the Plan will be scheduled.

Organization (Con't.)

From page 2-A

Basic Designation

Forest	131,800 (325,800)
General Rural Areas	117,600 (290,600)
Lakeshore Areas	4,600 (11,400)
Lakeshore Residential Areas	3,700 (9,100)
Mineral Resource Areas	15,800 (39,100)
Scarp Areas	16,100 (39,600)
Special Areas	2,900 (7,200)
Special & Mixed Agriculture Areas	194,200 (450,000)
Urban Areas (Existing 1974)	22,500 (55,700)

Extent in Hectares

(Acres)	
131,800 (325,800)	
117,600 (290,600)	
4,600 (11,400)	
3,700 (9,100)	
15,800 (39,100)	
16,100 (39,600)	
2,900 (7,200)	
194,200 (450,000)	
22,500 (55,700)	

Per cent of Planning Area

25.8 per cent	
23.0 per cent	
0.9 per cent	
0.7 per cent	
3.1 per cent	
3.2 per cent	
0.6 per cent	
8.6 per cent	
4.4 per cent	

Overlay Designations

Certain lands contain natural and man-made features or conditions which are particularly sensitive to development and which must be treated very carefully if the objectives are to be secured. The policies in the Basic Designations have not been designed to recognize the existence of these special situations so it is necessary to supplement these policies through the use of a series of Overlay Designations which prescribe additional objectives and policies necessary for the protection of these sensitive areas.

The following Overlay Designations have been

established and are shown on the maps by patterns or line boundaries:

1. Cultural Areas
2. Hazard Areas
3. Natural Areas
4. Scarp Protection Areas
5. Scenic Resource Areas

The areas to which these Overlay Designations apply have been identified through studies undertaken by the Commission and the Ministries of Natural Resources and Culture and Recreation.

The objectives sought in the development of lands within these Overlay Designations and the additional conditions (additional to those expressed in the applicable

Basic Designation) to be satisfied are set out in the appropriate paper.

The Provincial Acquisition Areas and Minor Urban Areas, like the other Overlay Designations, are superimposed on top of Basic Designations, but contain characteristics of both the Overlay and Basic Designations.

The approximate extent in hectares (acres) of the Overlay Designations (excepting Minor Urban Areas which are symbolic designations) and percentage of the Planning Area occupied are shown on the following table.

Overlay Designation

Cultural Areas	20,300 (50,300)
Hazard Areas	50,700 (125,200)
Natural Areas	141,600 (349,800)
Provincial Acquisition Areas	70,100 (173,200)
Scarp Protection Areas	72,100 (178,100)
Scenic Resource Areas	150,000 (370,700)

Extent in Hectares

(Acres)	
20,300 (50,300)	
50,700 (125,200)	
141,600 (349,800)	
70,100 (173,200)	
72,100 (178,100)	
150,000 (370,700)	

Per cent of Planning Area

4.0 per cent	
9.9 per cent	
27.7 per cent	
13.7 per cent	
14.1 per cent	
29.4 per cent	

Policies Applying to the entire Planning Area

Among the papers forming part of these Preliminary Proposals are several which do not fit into either the Basic

or Overlay Designation for a number of reasons including (a) they are not graphically illustrated on the maps, and (b) they have application to the entire Planning Area rather than only limited areas as is the case for all other papers.

General Water Resources

The General Water Resources paper applies to all lands and must be considered in each case where growth is proposed irrespective of Basic or Overlay Designation.

General Recreation

While relating to the whole Planning Area the General Recreation paper applies only where certain classes of recreational activities are proposed and the objectives and policies expressed in the paper must be considered only where such use is contemplated.

General Transportation and Utilities

The General Transportation and Utilities paper is intended to influence the design and location of such facilities and must be considered only where such use is contemplated.

Administration of the Plan

The paper for Administration of the Plan outlines various options and

approaches to the task of administering the Plan once adopted. It deals with the entire Planning Area.

An examination of the various proposed policy papers and maps will indicate very quickly that a given property will be affected by more than one paper.

In the simplest situation a property would be affected by the General Water Resources paper and one of the Basic Designations papers (e.g. Forest Areas, Scarp Areas, etc.).

Other more complex situations could involve a property being affected by one or more policies applying to the entire Planning Area (e.g. General Water Resources, General Recreation, etc.), one or more of the Basic Designations (e.g. Forest Areas, Scarp Areas, etc.) and one or more Overlay Designations (e.g. Scarp Protection Areas, Hazard Areas, etc.).